

AGENDA

STAFF REPORT 6-26-2019 MEETING

PREPARED BY: B. CAGNEY

APPLICATION NUMBER 19-6292

ADDRESS: 616 PALLISTER

HISTORIC DISTRICT: NEW CENTER AREA

APPLICANT: MIDTOWN DETROIT INC.

DATE OF STAFF VISIT: 06-21-2019

PROPOSAL

Pasllister Park is located immediately south of Delaware Street, between Bethune Court and Second Avenue. The park has two segments, separated by the brick pedestrian pathway extending from Pallister Street. The park is bordered by a black, metal fence with brick piers. Trees line the perimeter of both park areas while the interior is grass open space. Sanborn maps indicate that the northern part of this vacant space was previously used as a parking lot, however staff was unable to locate the sanborn map for the lower part of the property.

Midtown Detroit Inc. states in their application that in January, 2017, a survey was sent to residents in the New Center area to identify how Pallister Park was being used and what future uses and recommendations they would like to see. In the spring of 2017, a public meeting was held to share results and receive feedback on the most popular recommendations, which included the installation of play equipment structures. Further, residents indicated that the playground equipment selected should have a “natural” design.

The proposal seeks activate the southern portion of the park. The proposed project consists of constructing three circular areas within the lawn that will be surrounded by a 2” concrete curb. These elements will be consolidated into the southeast corner of the park for a total of approximately 2,970 sf. In each of these areas, one piece of play equipment will be installed: A “tire swing,” a “tree house” and a “log scramble.” The surfacing in these areas will be infilled with engineered wood fiber. The current proposal also offers to install such amenities as bollards with pet waste stations, trash receptacles (surrounded by wood, no specifications attached with application proposal) and landscaping that includes ornamental grasses, low plants and boulders around the perimeter of the circles (no specifications attached with application proposal). Three maple trees are also proposed to be planted outside the circle. The application also states that temporary fencing will be erected around the area during construction and any disturbed lawn will be restored to match existing.

The applicant seeks the Commission’s for the following scope items:

- Construct a play area on the southeast corner of the south portion of Pallister Park
- Install Three circular areas for play equipment
 - 2” concrete curbing surrounding each play area infilled with engineered wood fiber
 - (1) “Tyre Swing” Circle – 32’-6” dia.
 - (1) “Tree House” Circle – 27’-0” dia.
 - (1) “Log Scramble” Circle – 30’-8” dia.
- Install one trash receptacle / dog waste station
 - Surrounded by wood
- Install new landscaping, including:
 - Grasses, ornamental plants

- Boulders to define edging
 - (3) Maple Trees
- Temporary construction fencing
 - Any disturbed lawn will be replaced

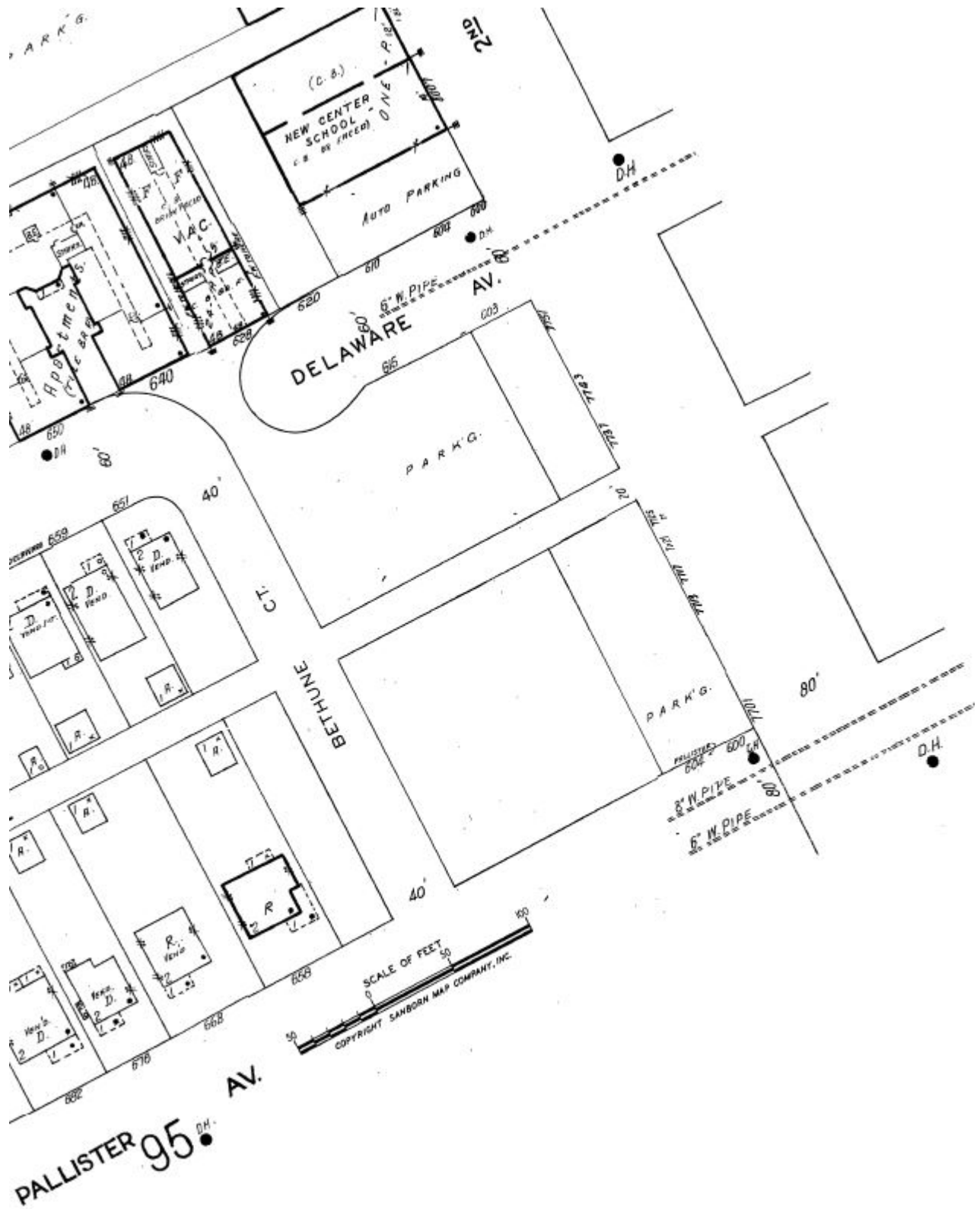
ELEMENTS OF DESIGN

- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance; a side walk sometimes leads to the rear. On sufficiently graded lots, steps lead up the earthwork terraces to the front steps. Some straight side driveways, primarily in concrete but a few in brick, leading from the street to the rear garages exist on Virginia Park, Bethune, and Lothrop. Where front lawns are uninterrupted by driveways, a unity to the succession of front lawns is achieved. Foundation plantings of an evergreen and deciduous character are present on individual lawns. Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north south street. Trees are evenly spaced on the tree lawn; on Pallister where the tree lawn has been widened, trees are planted close to the public side walk and upright lighting standards are evenly spaced near the brick paving of the street. Public sidewalks throughout the district are concrete; brownstone and some bluestone curbs remain on Delaware between Woodward and Second, Virginia Park and Seward. Virginia Park is paved in brick; traffic off Woodward enters and exits through a horseshoe with wrought iron gates and brick piers with stone cresting and foundations. A grassy turf, hedges, and young trees are planted inside the court created by the horseshoe. Newer gates at the entrances of other blocks are of the same materials. Side and rear yard wooden fences, either painted brown or left in a natural state, exist throughout New Center Commons. Side yard fences generally do not extend beyond the face line of the front porch, except where they fence in side lots or corner properties. Fencing in public view through the district, the fluted designed to compliment the style, design, material, and date of the residence. Pallister between Second and Third Streets is a pedestrian street; it is paved in brick with concrete around its perimeter. Street furniture and upright iron light standards are placed at regular intervals. Ornamental poles (O.P.-type, Detroit Public Lighting) are located on Delaware between Woodward and Second, Virginia Park and Seward. On Second Boulevard and Third Avenue, where they run throughout the district, are fluted steel lighting standards with crane-neck pendants (Union Manufacturing Company No. 4700). Alleys are paved in either asphalt or concrete, the exception being the alley north of Delaware east of Second, which is brick. Parking areas off the alleys next to the alley-facing garages in New Center Commons are also either asphalt or concrete. Alleys are entered and exited on Bethune Court; they do not have outlets on Third Avenue. Bethune Court, Bethune Street, and the alleys have tall, modern light standards. Ornamental light posts on Pallister Commons are Union Metal Manufacturing No. SP874-Y1.
- (14) *Relationship of open space to structures.* Vacant land in the New Center Historic District is located immediately west of Bethune Court, where it provides a small buffer from the street at the corners of Bethune Court and Pallister. Open space on Pallister is provided by the brick-paved pedestrian mall and widened tree lawns. There is also ample vacant land adjacent to the Virginia Park gates at the corners of Woodward and Virginia Park. Where buildings have been demolished, vacant land exists, usually in the form of parking lots. This condition prevails primarily in the block of Virginia Park between the Lodge Service Drive and Third Avenue, and on Lothrop. Backyards as well as front yards exist on all single- and double family residential properties; backyards to houses on Bethune, Pallister and Delaware tend to be relatively small due to the placement of one and one-half (1%) or two and one-half (2%) car garages and adjoining paved parking area off the alley.
- (22) *General environmental character.* The character of the New Center Historic District is that of late nineteenth century and early twentieth century residences on straight east-west streets. A cohesiveness is attained by entrance gates, uniform setbacks, spacing on lots, buried utilities, and, on Pallister, spacious tree lawns, street furniture, and brick paving. Overall, the district has an urban, low to moderate density, revitalized residential character with small-scale commercial usage on its southern periphery and on Second from Virginia Park to Delaware. (Ord. No. 530-H, § 1 (28A-141), 11-17-82)

RECOMMENDATION

It is staff's recommendation that the Commission issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 10) *New additions and adjacent or related*

new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Pallister Park Sanborn Map, northern portion. HDC was unable to locate the Sanborn Map for the area south of Pallister Ave.



Pallister Park, existing character - applicant photo



Pallister Park, existing character - applicant photo



Pallister Park, existing character - applicant photo



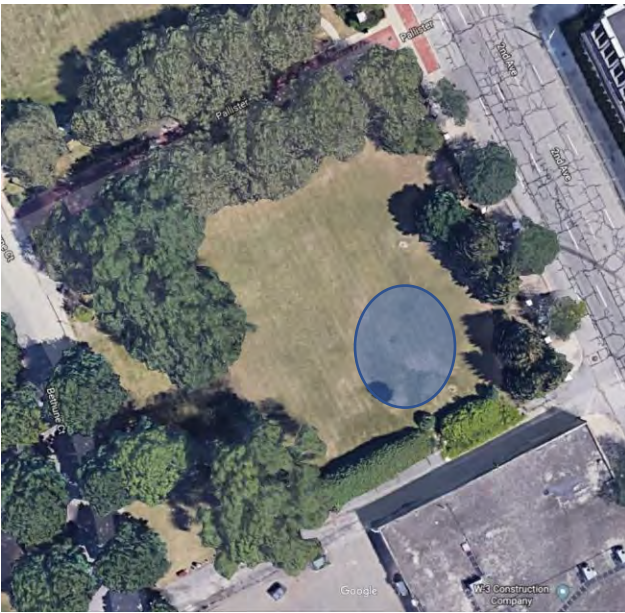
Pallister Park, existing character - applicant photo

Midtown Detroit Inc. Proposed improvements to Pallister Park, New Center Historic District

MDI has been working with the local neighborhood groups since early 2017 to design a playscape for the New Center community. In January 2017 a resident survey was mailed to the New Center district to identify how Pallister Park was currently being used within the community and what future uses and recommendations residents envisioned to enhance the Park. A public meeting was held in Spring 2017 to share the results and receive additional feedback on one of the top recommendations – a playscape. At this meeting a local designer hosted an engaging session with the residents on the type, style, equipment and so forth the community would like to see as part of a playscape. The neighborhood specifically requested a “natural” design for the playscape and trash receptacles. A concept was developed and through the support of the neighborhood association CANCAN, subsequent updates provided through the remainder of the year and through 2018 at neighborhood association meetings to share the status of the playscape. The neighborhood has reviewed and approved the proposed design. The project must be started in mid-June in order to preserve the price to construct the park improvements.

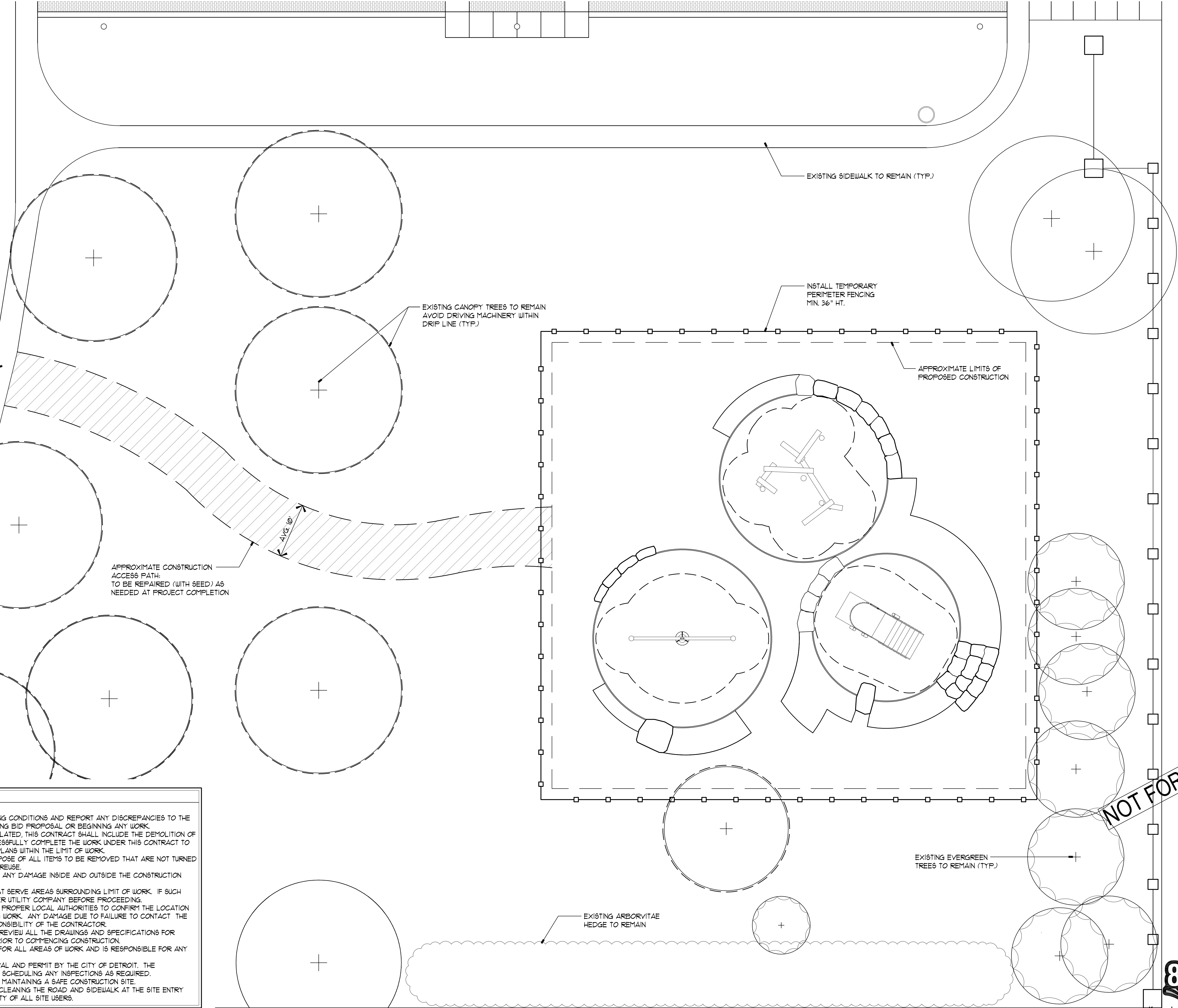
The proposal is for the south half of Pallister Park which is currently a grassy area with trees around the perimeter and a brick sidewalk through the middle. No existing trees or walkways will be altered by this project. The blue circle indicates the project location.





The proposed project consists of constructing three circle areas within the lawn that will be surrounded by a 2-inch tall concrete curb. All of the circles will be near each other and two will touch each other. One circle will be 1,020 square feet, and the two adjoining circles will be 1,950 square feet. The ground within the circles will be infilled with engineered wood fiber. Once piece of custom designed playground equipment will be installed within each circle – a tire swing, a tree house, and a log scramble. Combination trash receptacles and pet waste disposal will be surrounded by wood. Grasses, low plants, and boulders are proposed around the edges of the circles. Three maple trees are proposed to be planted outside of the circles.

No new fencing is proposed during this project except temporary fencing around the area during construction. Any lawn disturbed during construction will be repaired to match the existing.



GENERAL NOTES

GENERAL CONDITIONS:

1.) CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING BID PROPOSAL OR BEGINNING ANY WORK.

2.) EXCEPT AS OTHERWISE SHOWN OR STIPULATED, THIS CONTRACT SHALL INCLUDE THE DEMOLITION OF EVERY DESCRIPTION NECESSARY TO SUCCESSFULLY COMPLETE THE WORK UNDER THIS CONTRACT TO THE LINES AND GRADES SHOWN ON THESE PLANS WITHIN THE LIMIT OF WORK.

3.) THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL ITEMS TO BE REMOVED THAT ARE NOT TURNED OVER TO THE OWNER OR STOCKPILED FOR REUSE.

4.) THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONSTRUCTION LIMITS DUE TO CONTRACTOR OPERATIONS.

5.) DO NOT DISTURB EXISTING UTILITIES THAT SERVE AREAS SURROUNDING LIMIT OF WORK. IF SUCH UTILITIES ARE ENCOUNTERED NOTIFY PROPER UTILITY COMPANY BEFORE PROCEEDING.

6.) THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7.) THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL THE DRAWINGS AND SPECIFICATIONS FOR SPECIFIC COORDINATION REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.

8.) CONTRACTOR SHALL PROVIDE PRICING FOR ALL AREAS OF WORK AND IS RESPONSIBLE FOR ANY SUBCONTRACTOR WORK.

9.) PLANS ARE NOT VALID WITHOUT APPROVAL AND PERMIT BY THE CITY OF DETROIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ANY INSPECTIONS AS REQUIRED.

10.) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE.

11.) THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE ROAD AND SIDEWALK AT THE SITE ENTRY POINT DAILY AFTER WORK TO ENSURE SAFETY OF ALL SITE USERS.

LANDSCAPE
ARCHITECTURE

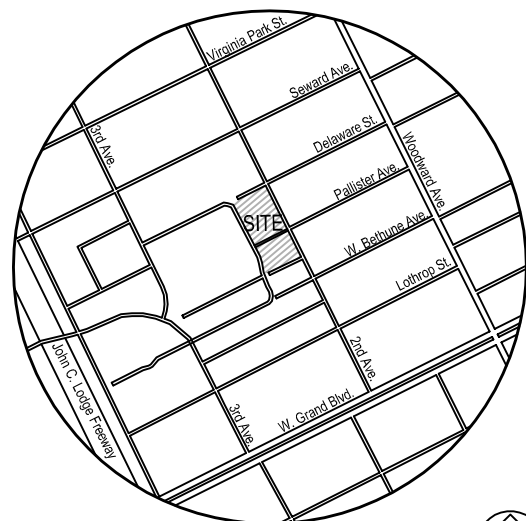
MICHAEL J. DUL
& ASSOCIATES, INC



212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

info@mjdul.com



Location Map

No Scale



North

Pallister Park

616 Pallister Avenue
Detroit, Michigan 48202

PROJECT

Landscape Development

Site Overview

SHEET TITLE

NOT FOR CONSTRUCTION



NORTH

1/8" = 1'-0"

SCALE

PROJECT NUMBER: 17152
DRAWN: T. Shoemaker
CHECKED: M. Dul
DATE: August 21, 2018
REVISIONS:



Know what's below.
Call before you dig.

L1

SERVICE ALLEY

GENERAL NOTES

PLAY EQUIPMENT INSTALLATION:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING, INSPECTING, AND VERIFYING ALL QUANTITIES OF DELIVERED PLAY EQUIPMENT. UPON DELIVERY, IF EQUIPMENT IS MISSING THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.

2.) ALL PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND DRAWINGS.

3.) AT TIME OF INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING A 6' SETBACK AND SAFETY AREA BETWEEN PLAY EQUIPMENT AND SURROUNDING HARDSCAPES.

4.) ALL FOOTING WORK REQUIRED FOR PLAY EQUIPMENT INSTALLATION SHALL HAVE A FOOTING DEPTH OF MIN. 42" BELOW FINISH GRADE, REFER TO CONCRETE CONSTRUCTION.

CONCRETE CONSTRUCTION:

1.) THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL CONTRACTOR FORM WORK IN THE FIELD PRIOR TO POURING CONCRETE.

2.) CONCRETE STRENGTH FOR ALL PROPOSED CONCRETE CURBING SHALL BE 4,000 PSI AT 28 DAYS, MIN. 3,500 PSI AT 28 DAYS. FOR PROPOSED CONCRETE FOOTINGS, WITH A 4-6% AIR ENTRAINMENT MIX DESIGN SHALL NOT HAVE LESS THAN 6.25 BAGS OF CEMENT PER CUBIC YARD.

3.) THE CONTRACTOR SHALL INSTALL ALL PROPOSED WORK ON COMPACTED OR UNDISTURBED SUBGRADE.

4.) THE CONTRACTOR SHALL FORM ALL PROPOSED CONCRETE BASE WORK AND FOOTINGS TO MINIMIZE OVERPOURS. ALL FORMS SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE.

5.) ALL PROPOSED CONCRETE FOOTINGS SHALL BE EXCAVATED A MIN. 42" BELOW PROPOSED FINISH GRADE OR TO UNDISTURBED SUBGRADE (WHICHEVER IS GREATER).

6.) THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED EARTHWORK AND EXCAVATIONS TO PERFORM SCHEDULED WORK. ALL EXCAVATED MATERIALS SHALL BE DISPOSED (OFF-SITE) INCLUDED IN THE SUBMITTED PROPOSAL.

BOULDER CONSTRUCTION:

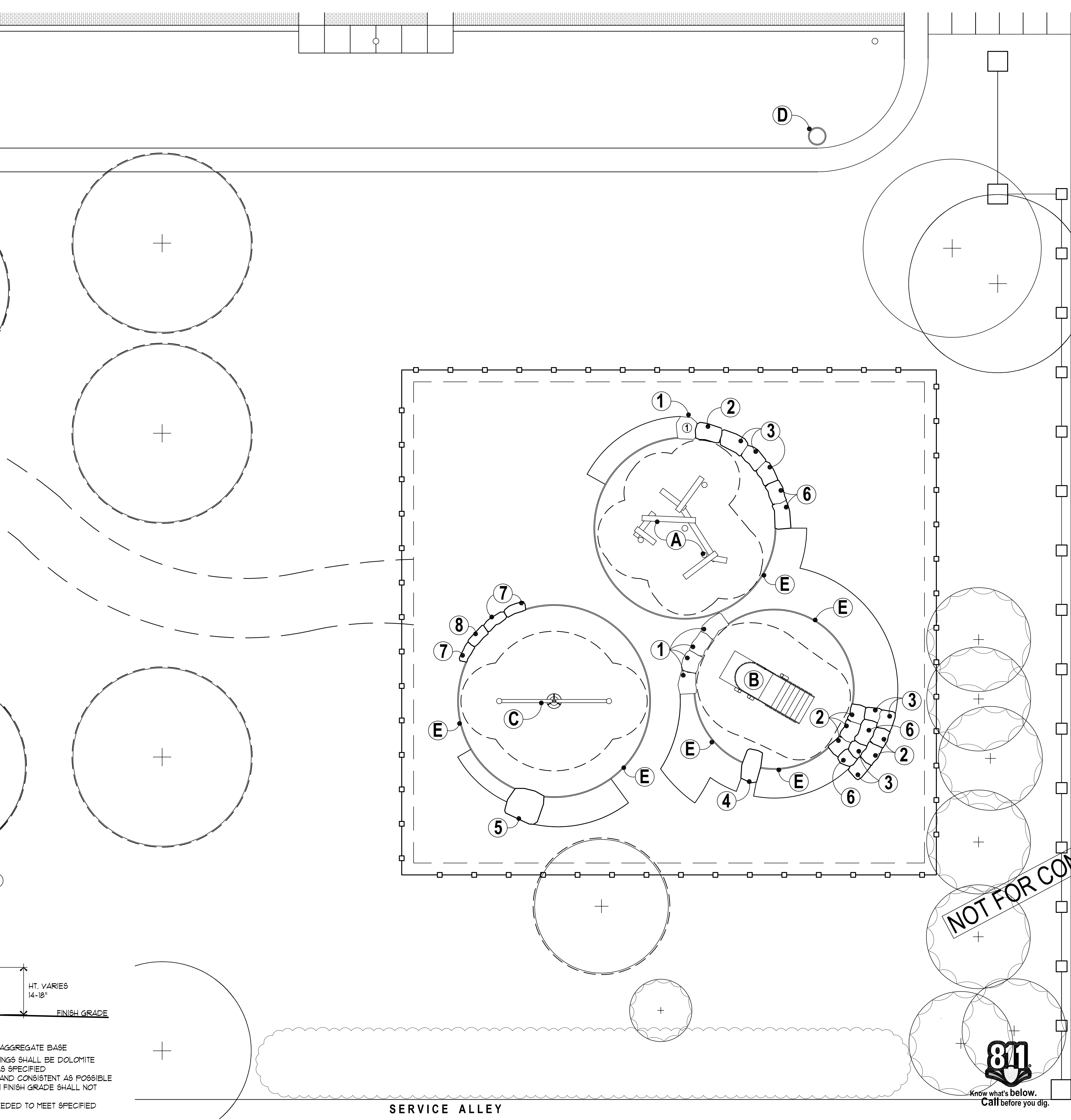
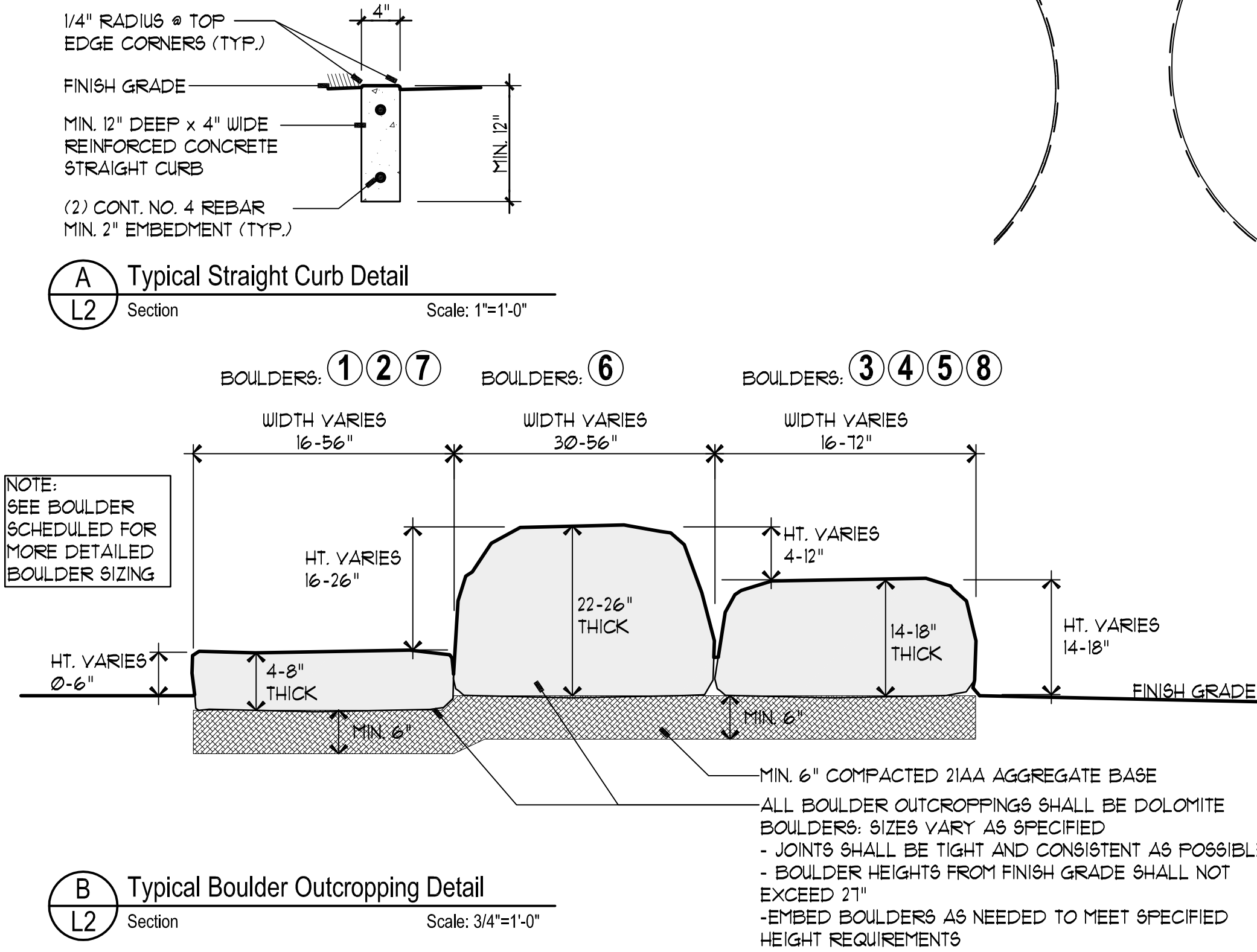
1.) THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED EARTHWORK AND EXCAVATIONS TO PERFORM SCHEDULED WORK. ALL EXCAVATED MATERIALS SHALL BE DISPOSED (ON-SITE) GRADED IN-PLACE AS DIRECTED BY THE LANDSCAPE ARCHITECT, INCLUDED IN THE SUBMITTED PROPOSAL.

2.) THE CONTRACTOR SHALL INSTALL ALL PROPOSED WORK ON COMPACTED OR UNDISTURBED SUBGRADE.

3.) THE PROPOSED BOULDER OUTCROPPINGS SHALL BE INSTALLED MIN. 6" DEPTH COMPACTED 21AA NATURAL AGG. BASE.

MATERIAL SCHEDULE

SYM.	QTY.	ITEM/DESCRIPTION
PLAY EQUIPMENT INSTALLATION: PLAY EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.		
PLAY EQUIPMENT:		
(A)	1 EA.	LOG SCRAMBLE - INSTALL PER MANUFACTURER'S SPECS
(B)	1 EA.	TREE HOUSE - INSTALL PER MANUFACTURER'S SPECS
(C)	1 EA.	TYRESWING - INSTALL PER MANUFACTURER'S SPECS
(D)	1 EA.	TRASH RECEPTACLE - INSTALL PER MANUFACTURER'S SPECS
CONCRETE CONSTRUCTION: ALL CONCRETE CURBING SHALL BE MIN. 4,000 P.S.I. AFTER 28 DAYS, WITH 5-8% AIR ENTRAINMENT, REINFORCED WITH (2) TWO CONTINUOUS HORIZONTAL NO.4 REBAR WITH MIN. 2" EMBEDMENT INSTALLED ON COMPACTED AGGREGATE BASE. ALL CONCRETE FOOTINGS SHALL BE MIN. 3,500 P.S.I AFTER 28 DAYS AND REINFORCED AS REQUIRED IN PLAY EQUIPMENT MANUFACTURER SPECIFICATIONS.		
CONCRETE CONSTRUCTION:		
(E)	225 LF.	4" WIDE x 12" DEEP REINFORCED CONCRETE COMPLETE WITH (2) CONTINUOUS HORIZONTAL NO.4 REBAR WITH MIN. 2" EMBEDMENT.
	PER MANUFACT. SPECS	SUPPLY AND INSTALL CONCRETE FOOT FOOTINGS PER PLAY EQUIPMENT SPECIFICATIONS. ALL FOOTINGS SHALL BE MIN. 42" DEPTH BELOW FINISH GRADE. SIZES VARY FROM 12"-36" DIA.
BOULDER CONSTRUCTION: ALL BOULDER OUTCROPPINGS SHALL BE DOLOMITE AND INSTALLED ON A MIN. 6" COMPACTED 21AA AGGREGATE BASE. INSTALLED HEIGHTS SHALL NOT EXCEED 2'1".		
BOULDER CONSTRUCTION:		
(1)	5 EA.	36'-48" WIDE x 48'-72" LONG x 4'-6" THICK INSTALL FLUSH WITH FINISH GRADE
(2)	6 EA.	36'-48" WIDE x 48'-72" LONG x 6'-8" THICK INSTALL 6'-8" ABOVE FINISH GRADE
(3)	1 EA.	36'-48" WIDE x 48'-72" LONG x 14'-18" THICK INSTALL 14'-18" ABOVE FINISH GRADE
(4)	1 EA.	36'-48" WIDE x 72'-96" LONG x 14'-18" THICK INSTALL 14'-18" ABOVE FINISH GRADE
(5)	1 EA.	48'-72" WIDE x 60'-72" LONG x 14'-18" THICK INSTALL 14'-18" ABOVE FINISH GRADE
(6)	4 EA.	36'-48" WIDE x 48'-72" LONG x 22'-26" THICK INSTALL 22'-26" ABOVE FINISH GRADE
(7)	3 EA.	16'-20" WIDE x 36'-48" LONG x 8'-12" THICK INSTALL 6'-10" ABOVE FINISH GRADE
(8)	1 EA.	16'-20" WIDE x 36'-48" LONG x 16'-24" THICK INSTALL 14'-22" ABOVE FINISH GRADE



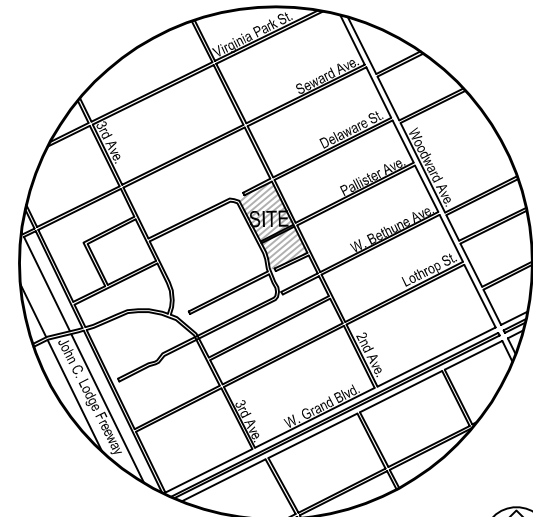
LANDSCAPE
ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

info @ mjdul.com



Location Map

No Scale

North

Pallister Park

616 Pallister Avenue
Detroit, Michigan 48202

PROJECT

Landscape Development

Construction Site Plan

SHEET TITLE

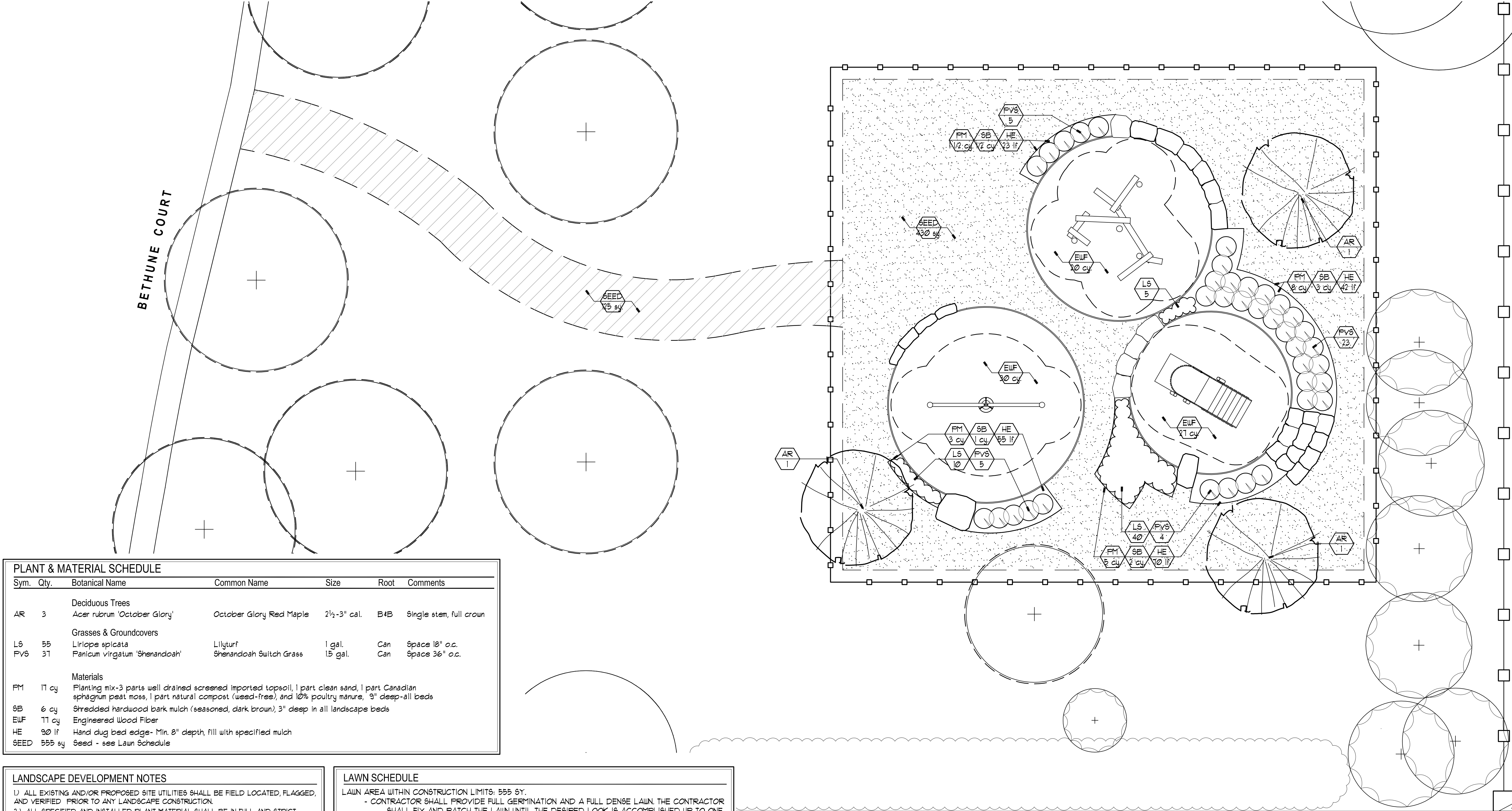
1/8" = 1'-0"

SCALE

PROJECT NUMBER: 17152
DRAWN: T. Shoemaker
CHECKED: M. Dul
DATE: August 21, 2018
REVISIONS:

811
Know what's below.
Call before you dig.

L2



PLANT & MATERIAL SCHEDULE

Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
Deciduous Trees						
AR	3	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2½-3" cal.	B&B	Single stem, full crown
Grasses & Groundcovers						
LS	55	<i>Liriope spicata</i>	Lilyturf	1 gal.	Can	Space 18" o.c.
FVS	31	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	15 gal.	Can	Space 36" o.c.
Materials						
FM	11 cy	Planting mix-3 parts well drained screened imported topsoil, 1 part clean sand, 1 part Canadian sphagnum peat moss, 1 part natural compost (weed-free), and 10% poultry manure, 9" deep-all beds				
SB	6 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in all landscape beds				
EUF	11 cy	Engineered Wood Fiber				
HE	90 lf	Hand dug bed edge- Min. 8" depth, fill with specified mulch				
SEED	555 sy	Seed - see Lawn Schedule				

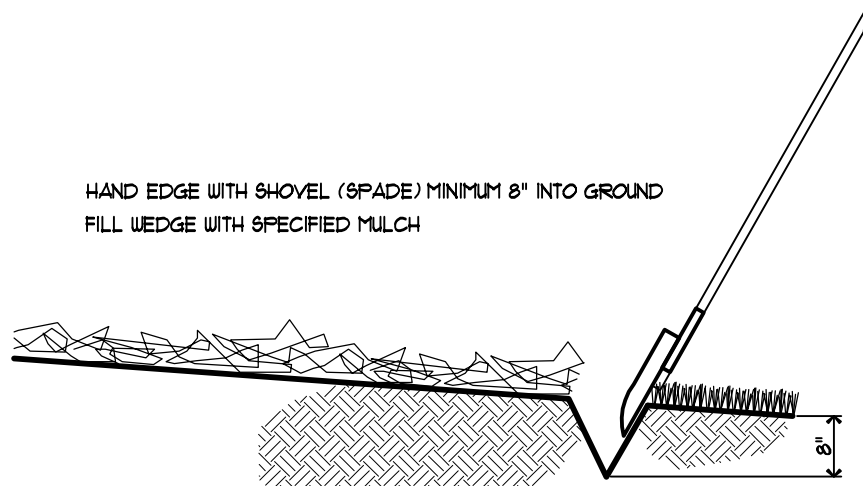
LANDSCAPE DEVELOPMENT NOTES

- 1) ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- 2) ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:
 - A) NURSERY GROWN.
 - B) STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.
 - C) NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
 - D) WARRANTED FOR A MIN. 1 YEAR FROM DATE OF ACCEPTANCE.
- 3) SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS SHALL BE THREE (3) PARTS IMPORTED, WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL COMPOST (WEED-FREE)-COMPLETE WITH 10% NATURAL POULTRY MANURE. INSTALL 9" MINIMUM DEPTH IN ALL LANDSCAPE BEDS. ALL BEDS MUST BE EXCAVATED, REMOVED AND LEGALLY DISPOSED (OFF-SITE) OF EXISTING EARTH/SOIL TO ACCEPT PROPOSED PLANT MIXTURE.
- 4) ALL PROPOSED PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND/OR DELIVERY TO THE SITE.
- 5) ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE ONE (1) YEAR FROM THE ACCEPTANCE OF INSTALLATION ISSUED BY THE LANDSCAPE ARCHITECT. WARRANTY SHALL BE A ONE (1) TIME REPLACEMENT.
- 6) PROPOSED SHREDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN UNIT COST) AND 3" DEEP IN ALL GRASSES AND GROUNDCOVER BEDS.
- 7) ALL PROPOSED LAWN AND LANDSCAPE AREAS SHALL BE HAND WATERED AS OUTLINED IN THE MAINTENANCE GUIDE PROVIDED BY THE LANDSCAPE ARCHITECT.
- 8) THE LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND SIDEWALK CLEAN AND FREE OF DIRT AND/OR DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE STREET AND SIDEWALK AT THE END OF EACH WORK DAY.
- 9) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ALSO SET ON-SITE ALL ORNAMENTAL GRASSES AND GROUNDCOVERS AS PER PLAN FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING.

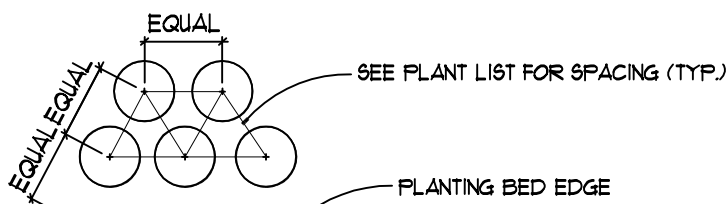
LAWN SCHEDULE

- LAWN AREA WITHIN CONSTRUCTION LIMITS: 555 SY.
- CONTRACTOR SHALL PROVIDE FULL GERMINATION AND A FULL DENSE LAWN. THE CONTRACTOR SHALL FIX AND PATCH THE LAWN UNTIL THE DESIRED LOOK IS ACCOMPLISHED UP TO ONE YEAR AFTER INSTALLATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND RE-SEEDING ANY LAWN DAMAGE INSIDE AND OUTSIDE THE CONSTRUCTION LIMITS DURING CONSTRUCTION.
 - LAWN APPLICATION SHALL BE WEATHER PERMITTING AND MAY BE POSTPONED TO SPRING 2019.
- 1) PROPOSED SEEDED LAWN AREAS: FINE GRADE EXISTING TOPSOIL, REMOVE AND DISPOSE (OFF-SITE) EXISTING ROOTS, ROCKS, AND DEBRIS, INCLUDE IMPORTING A MIN. 3" IMPORTED SCREENED TOPSOIL TO FINE GRADE ALL AREAS.
 - 2) FERTILIZE-MIN. 2 APPLICATIONS:
 - 1ST FERTILIZER APPLICATION: STARTER FERTILIZER (13-26-12) WITH 50% SLOW RELEASE NITROGEN AT INITIAL SOUING OF SEED. RATE OF 200 LBS. PER ACRE.
 - 3) SEED: EVERGREEN FESCUE LAWN MIX AT A RATE OF 10 LBS. PER 1,000 SQUARE FEET:
 - 40% DIABLO TURF (TALL FESCUE)
 - 40% ARID 3 TURF (TALL FESCUE)
 - 10% PREMIUM PERENNIAL RYEGRASS
 - 10% ACTION KENTUCKY BLUEGRASS
 - 4) STRAW MAT: SUPPLY AND INSTALL NORTH AMERICAN GREEN D5-100 STRAW FIBER MATRIX
- SEED & FERTILIZER DISTRIBUTOR:
EVERGREEN SEED SUPPLY
BRIAN FOLK (866-530-1333)
2599 CRUMB ROAD
WALLED LAKE, MI 48390

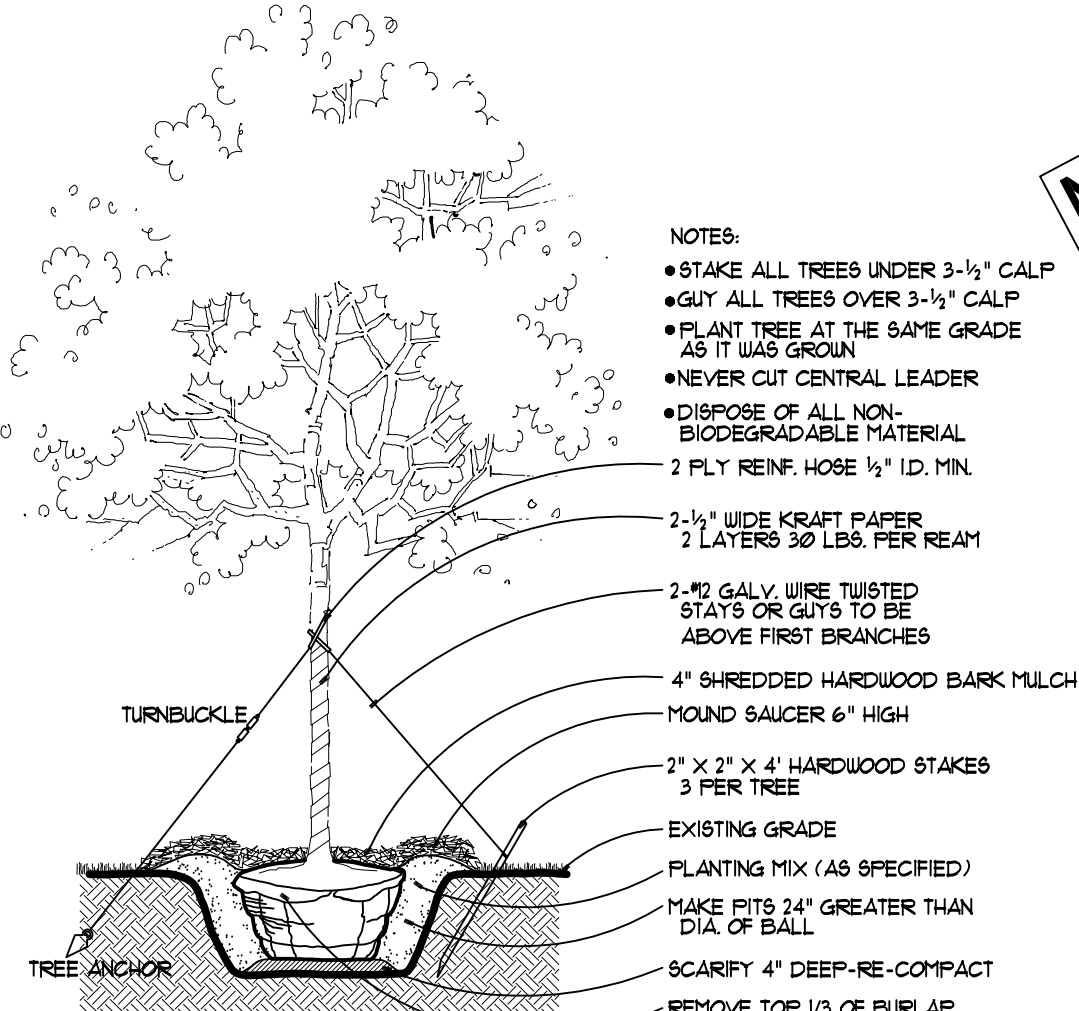
SERVICE ALLEY



A Hand Dug Bed Edge Detail
Section No Scale



B Shrub/Ornamental Grass Planting
Plan No Scale



C Deciduous Tree Planting
Section No Scale

- NOTES:
- STAKE ALL TREES UNDER 3-1/2" CALP
 - GUY ALL TREES OVER 3-1/2" CALP
 - PLANT TREE AT THE SAME GRADE AS IT WAS GROWN
 - NEVER CUT CENTRAL LEADER
 - DISPOSE OF ALL NON-BIODEGRADABLE MATERIAL
 - 2 FLY REIN. HOSE 1/2" ID. MIN.
 - 2-1/2" WIDE KRAFT PAPER
 - 2 LAYERS 30 LBS. PER REAM
 - 2" 30 GALV. WIRE TWISTED STAYS OR GUY'S TO BE ABOVE FIRST BRANCHES
 - 4" SHREDDED HARDWOOD BARK MULCH
 - MOUND SAUCER 6" HIGH
 - 2" X 2" X 4" HARDWOOD STAKES 3 PER TREE
 - EXISTING GRADE
 - PLANTING MIX (AS SPECIFIED)
 - MAKE PITS 24" GREATER THAN DIA. OF BALL
 - SCARIFY 4" DEEP-RE-COMPACT
 - REMOVE TOP 1/3 OF BURLAP ROPE & WIRE

NOT FOR CONSTRUCTION

1/8" = 1'-0"

SCALE

PROJECT NUMBER: 17152
DRAWN: T. Shoemaker
CHECKED: M. Dul
DATE: August 21, 2018
REVISIONS:

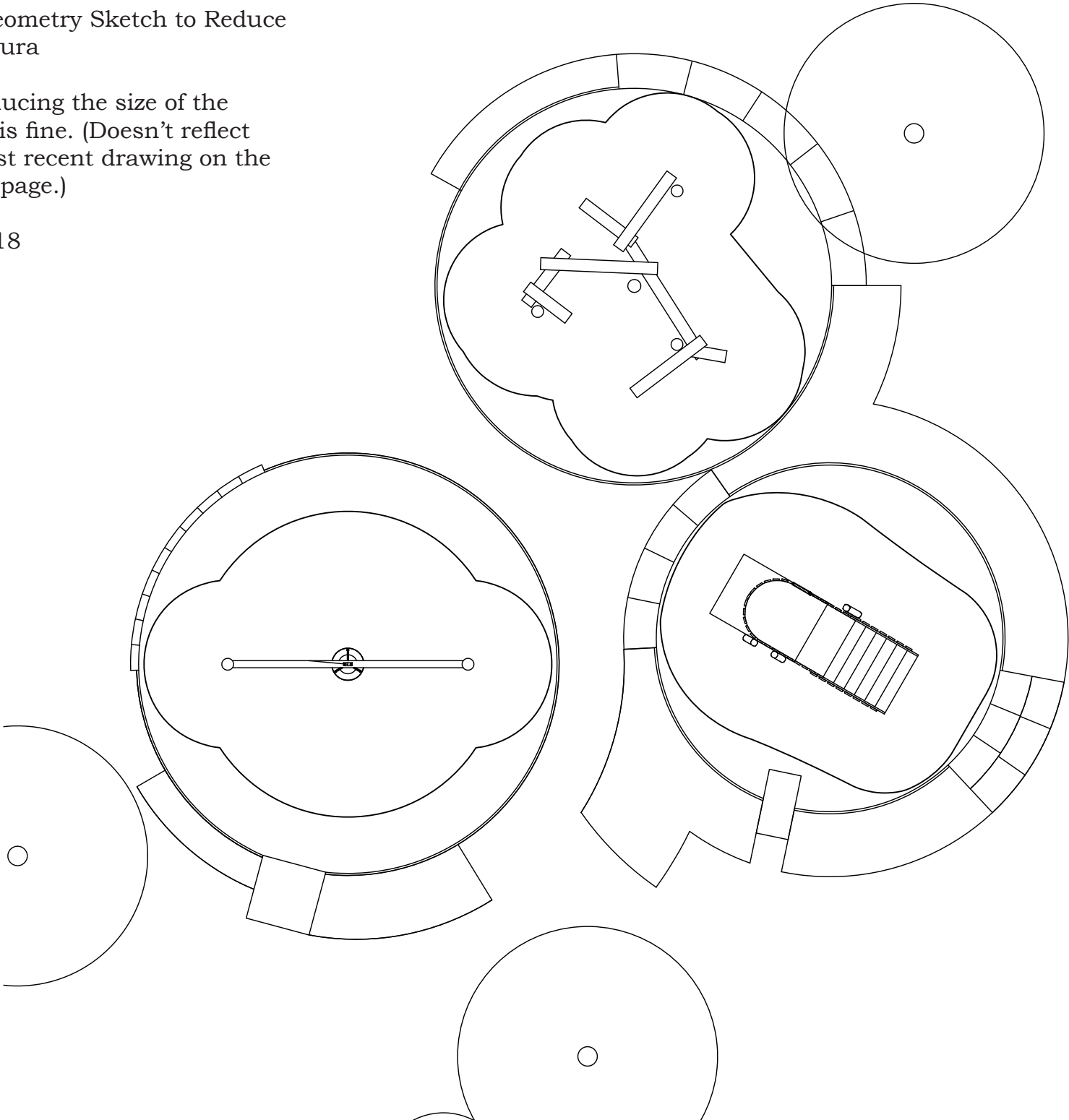


L3

Rough Geometry Sketch to Reduce
Cost / Laura

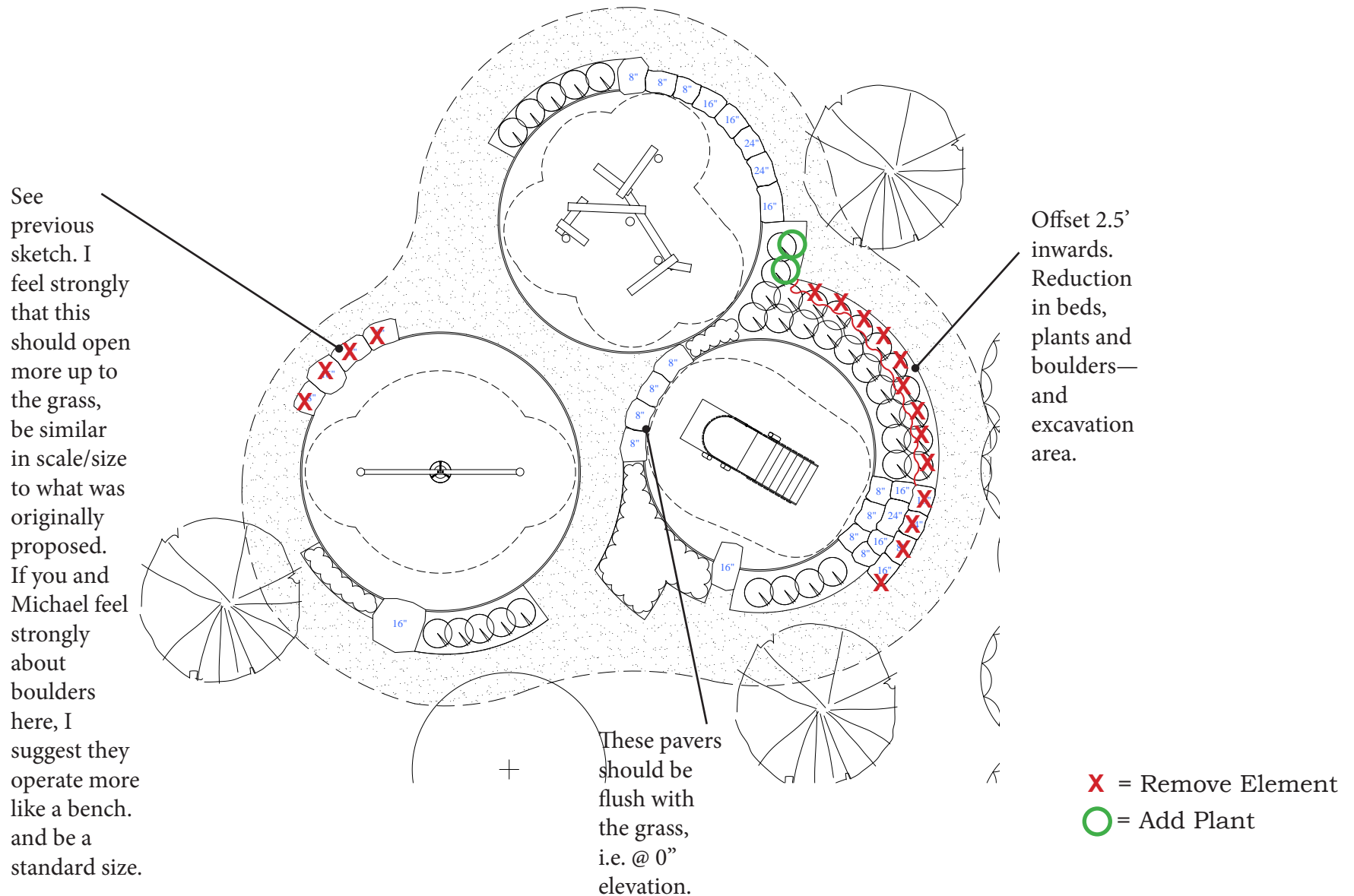
Note: Reducing the size of the
boulders is fine. (Doesn't reflect
Tim's most recent drawing on the
following page.)

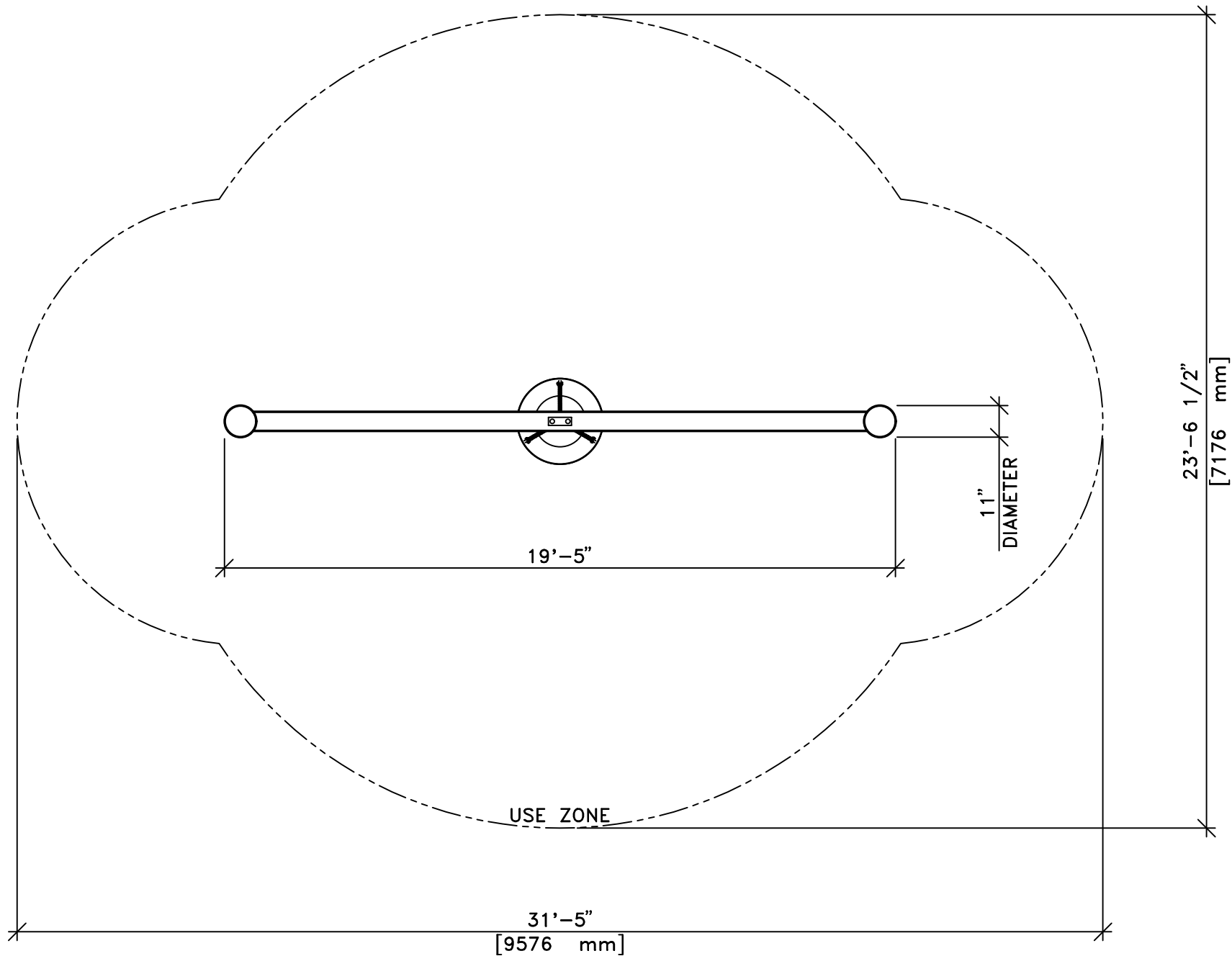
7/19/2018



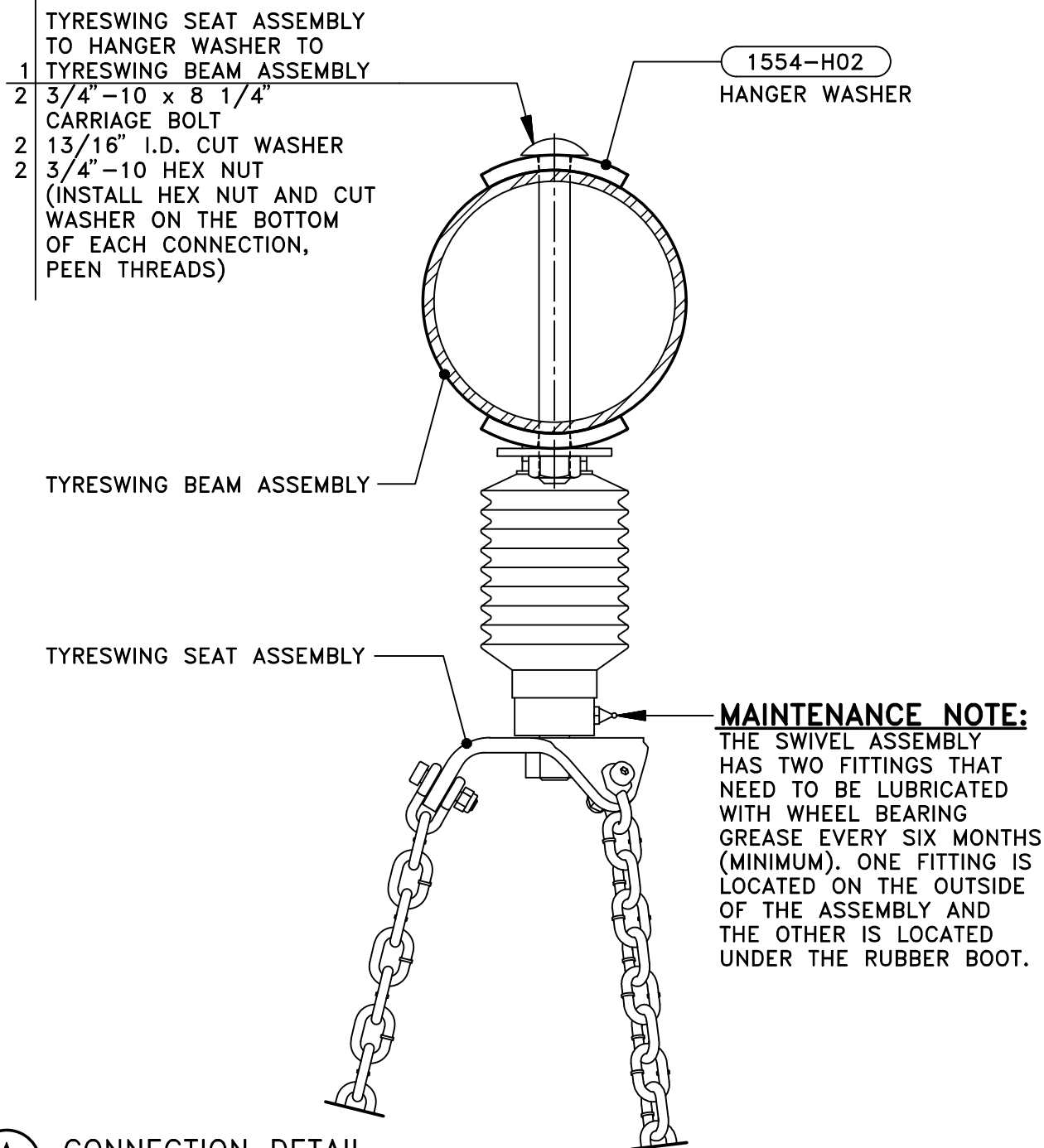
Suggested Reductions &
Clarifications Overlayed on Tim's
Recent Drawing

7/19/2018

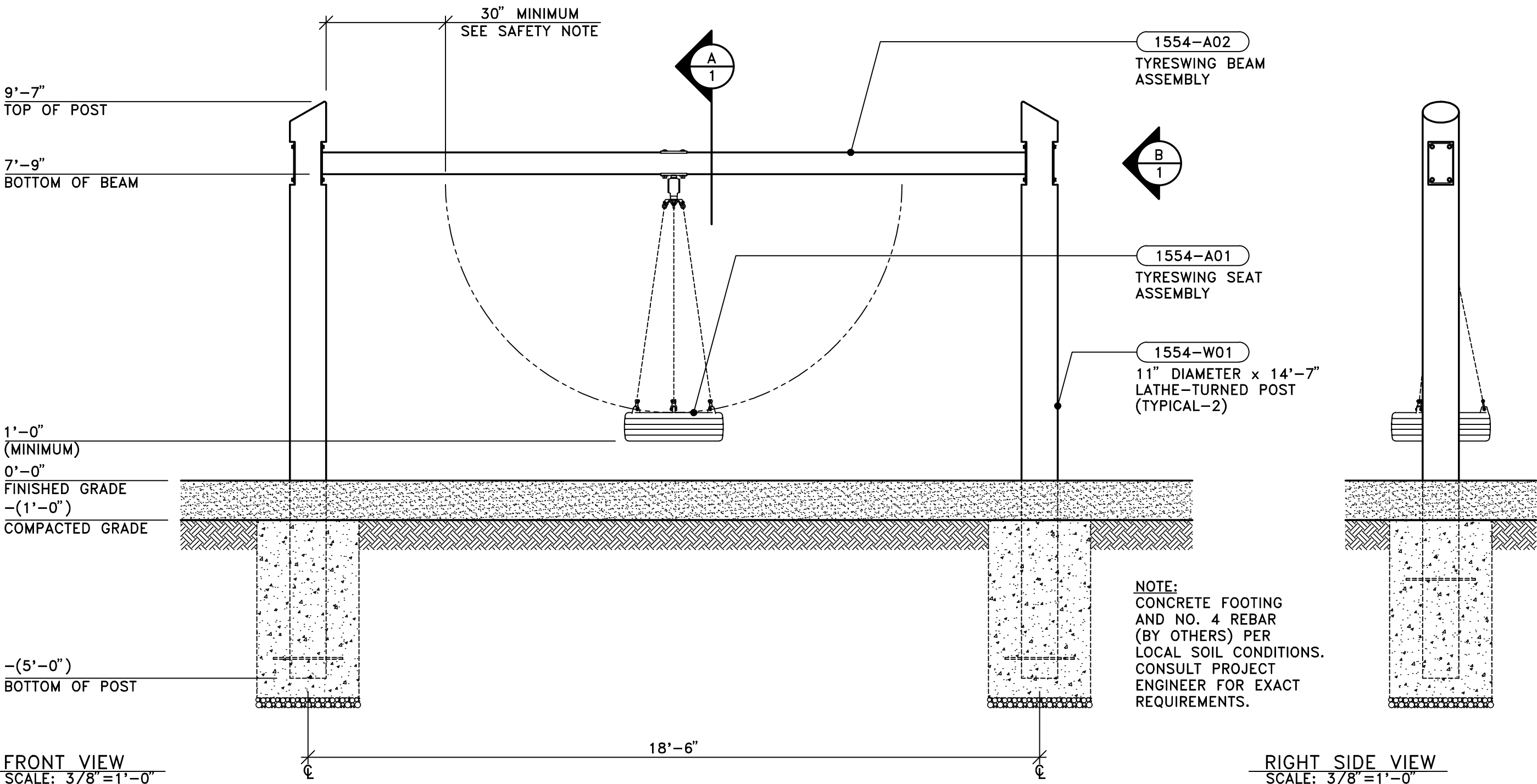




TOP VIEW WITH USE ZONE
SCALE: 1/4"=1'-0"

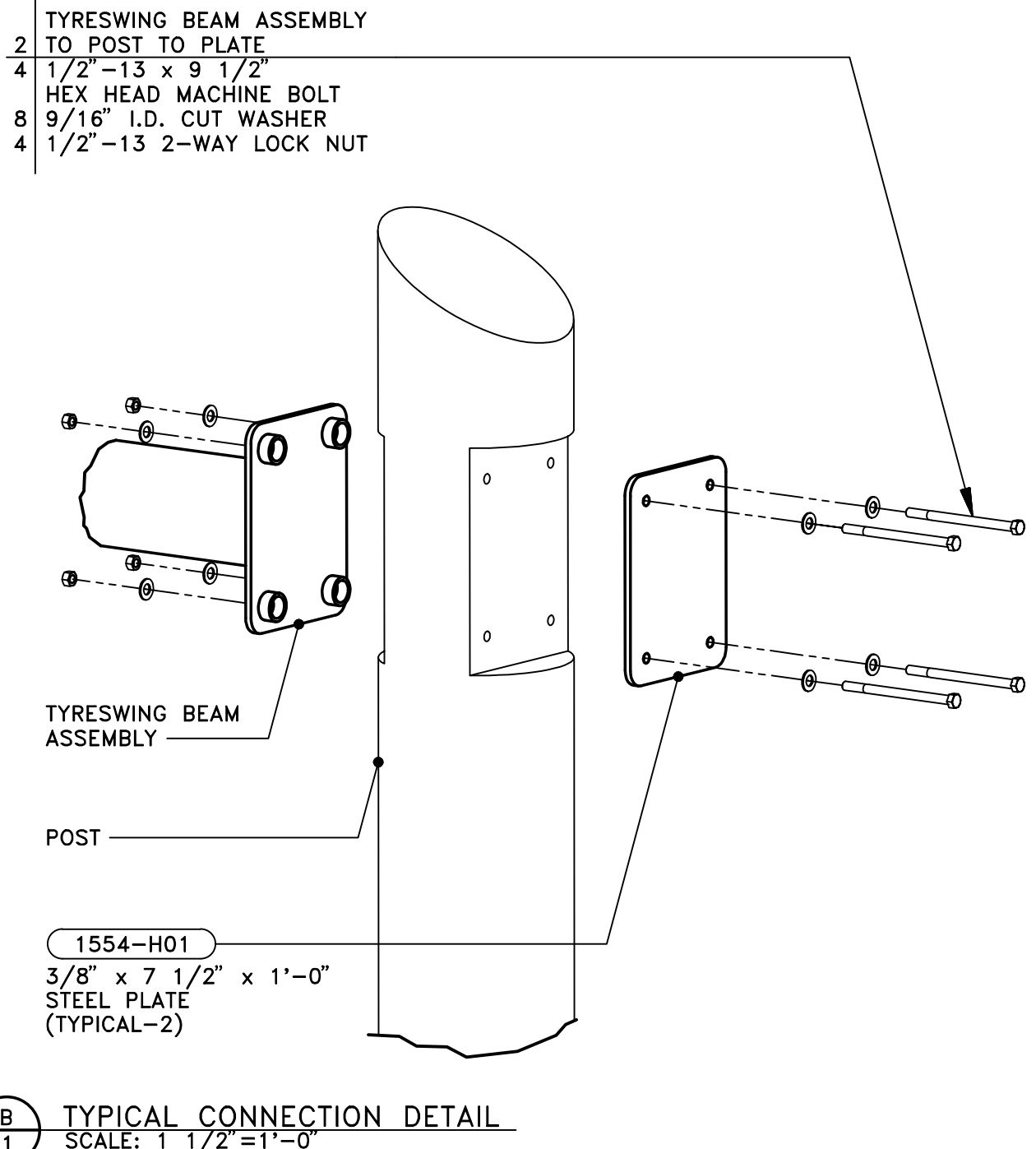


A
1 CONNECTION DETAIL
SCALE: 3"=1'-0"



FRONT VIEW
SCALE: 3/8"=1'-0"

RIGHT SIDE VIEW
SCALE: 3/8"=1'-0"



B
1 TYPICAL CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

WARNING

SEE IMPORTANT SAFETY NOTES AND MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-1000-L13.

ALL TIMBERFORM TYRESWING STRUCTURES, WHEN PROPERLY INSTALLED, PROVIDE FOR PROPER TIRE CLEARANCE AT POSTS. THE MINIMUM CLEARANCE BETWEEN THE SEATING SURFACE OF THE TIRE AND POSTS SHOULD BE 30 INCHES WHEN THE TIRE IS IN A POSITION CLOSEST TO THE POST. IF FOR ANY REASON, AFTER INSTALLATION OF ALL COMPONENTS, THIS 30 INCH MINIMUM CLEARANCE IS NOT ACHIEVED, SHORTEN CHAIN APPROPRIATELY TO ACHIEVE THE 30 INCH MINIMUM CLEARANCE. THIS TEST AND PROCEDURE MUST BE FOLLOWED BEFORE ALLOWING CHILDREN TO USE THE APPARATUS.

Date	Revision	By
10-11-16 UPDATE PC. MRKS.		Ian/AT
Scale NOTED	Drawn by: CL Ck'd by:	04-11-16

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®, TimberForm®-2 and CycLoops® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.
This drawing reveals the copyrighted intellectual property of Columbia Cascade Company. Not for use by others without our express, written authorization.

Title:
CLASSIC TIMBERFORM
MODEL NO. 1554-TS
TYRESWING

Drawing No.
E-1554-TS

Sheet
1 of 1

IMPORTANT DRAWING NOTES:

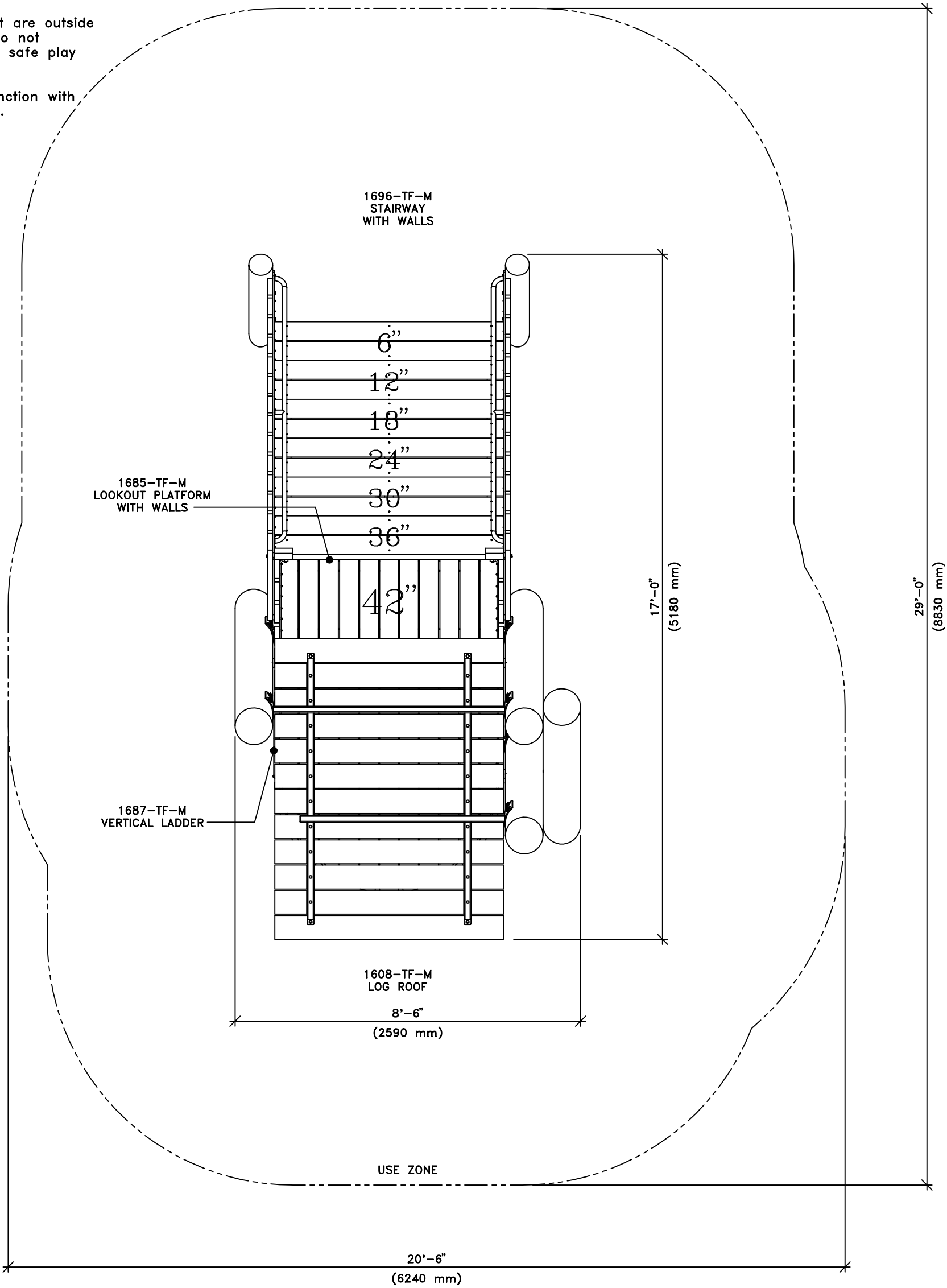
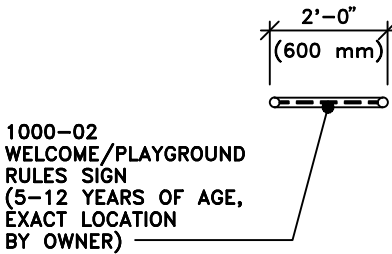
Deck and rail heights are dimensioned from finished grade allowing for 1'-0" (300 mm) of safety surfacing (by others) to be added after assembly.

Dimensions on this area drawing take precedence over generic accessory erection drawings, if noted and/or different.

Deck heights are to the top of the deck, while rail heights are to the center of the rail (unless otherwise noted). These connecting patterns have been developed to eliminate entrapment areas and must not be varied.

Overall dimensions of equipment are outside to outside measurements and do not include the necessary additional safe use zone.

Use this Area Drawing in conjunction with the Accessory Erection Drawings.



A 1 PLAN VIEW - AREA DRAWING
SCALE: 3/8"=1'-0"

FOOTING NOTES:

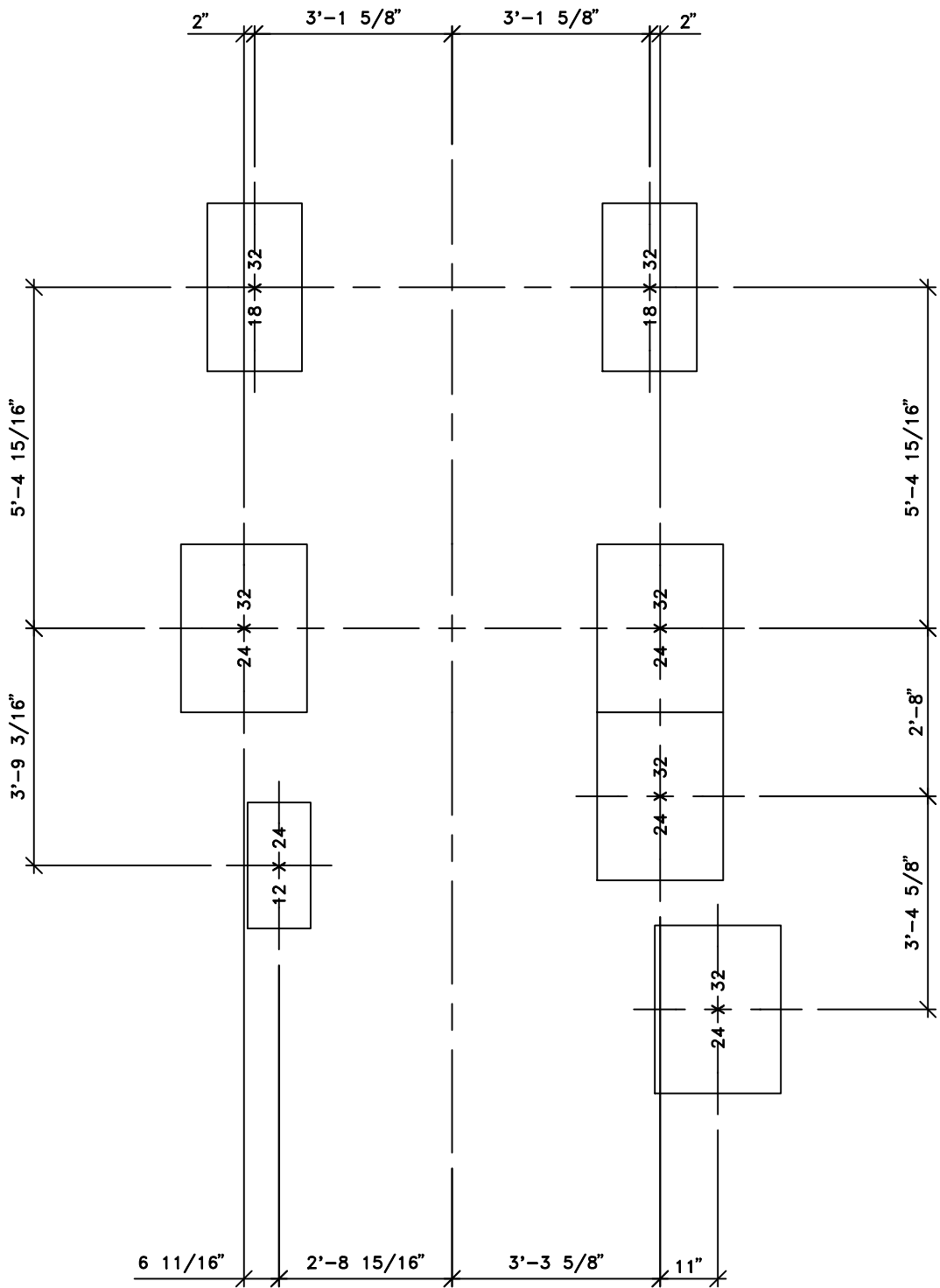
1. USE THIS DRAWING TO LOCATE POSTS AND ACCESSORIES REQUIRING CONCRETE FOOTINGS.
2. ORIENTATION IS PER AREA DRAWING. ALL DIMENSIONS ARE TO CENTERLINE OF FOOTING LOCATIONS.
3. MINIMUM FOOTING SIZE CODE:

AS NOTED (WIDTH X LENGTH)

DUE TO LOCAL CONDITIONS, CONSULT PROJECT ENGINEER FOR EXACT REQUIREMENTS.

SEE APPROPRIATE E-DRAWINGS TO DETERMINE MINIMUM DEPTH OF FOOTINGS.

4. CONCRETE AND NO. 4 REBAR BY OTHERS.



B 1 PLAN VIEW - FOOTING LOCATION PLAN
SCALE: 3/8"=1'-0"

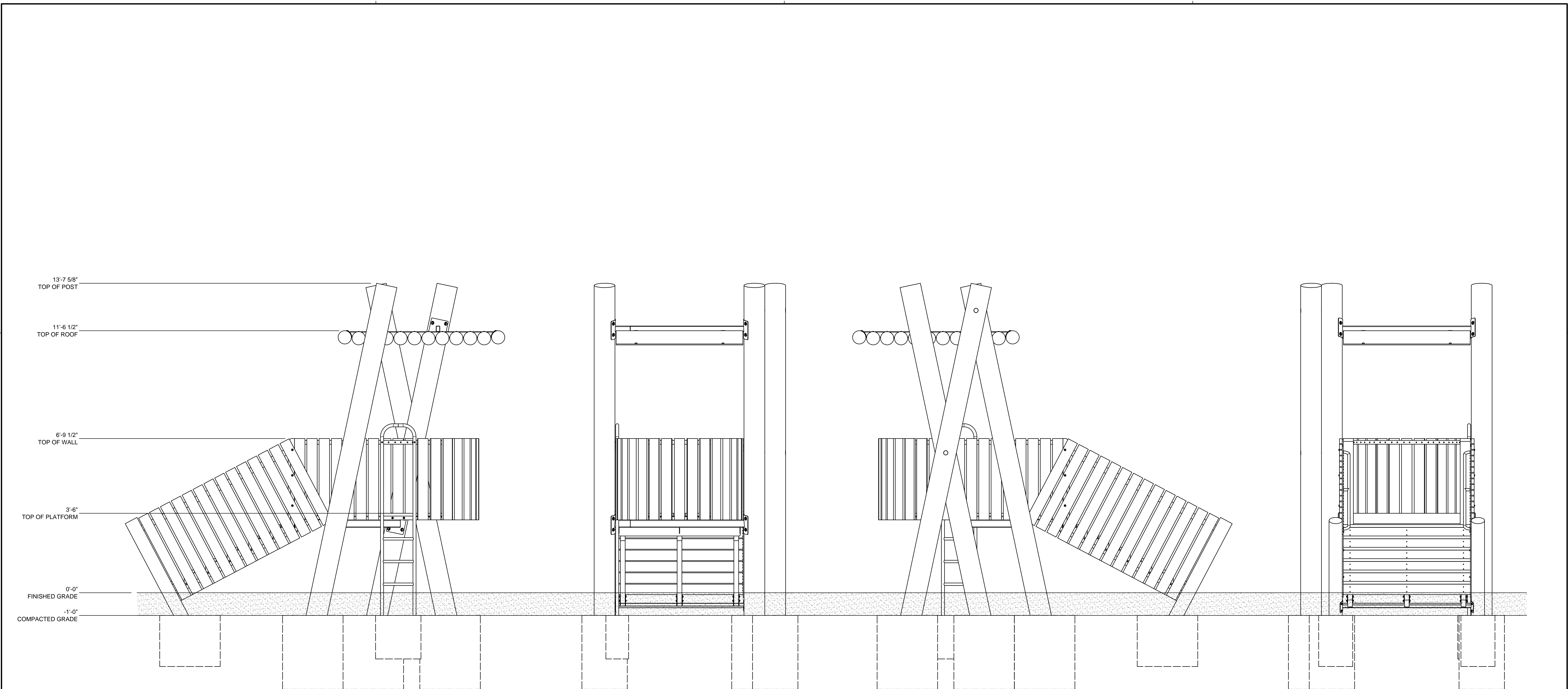


SEE IMPORTANT SAFETY NOTES AND MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-1000-L13

Date	Revision	By
Scale	Drawn by: Ian	02-19-19
NOTED	Ch'd by: SK	02-19-19

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®
TimberForm® -2 and CycLoops® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.
This drawing reveals the copyrighted intellectual property of Columbia Cascade Company. Not for use by others without our express, written authorization.

Title:
**TIMBERFORM
LOOKOUT PLATFORM STRUCTURE (ITEM 5)
AREA DRAWING**
**PALLISTER PARK
DETROIT, MI
MIDTOWN DETROIT, INC.**
Drawing No.
E-52113-F1
Sheet
1 of 3



LEFT VIEW
SCALE 1/2"=1'-0"


FRONT VIEW
SCALE 1/2"=1'-0"

RIGHT VIEW
SCALE 1/2"=1'-0"

BACK VIEW
SCALE 1/2"=1'-0"

WARNING
SEE IMPORTANT SAFETY NOTES AND MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-1000-L13.

Date	Revision	By
△		
△		
△		
△		
Scale	Drawn by:	Ian
NOTED	Check by:	SK
		02-19-19

**COLUMBIA CASCADE COMPANY**
Makers of TimberForm®, PipeLine®, RePlay®,
TimberForm-2® and CycLoop® Products.

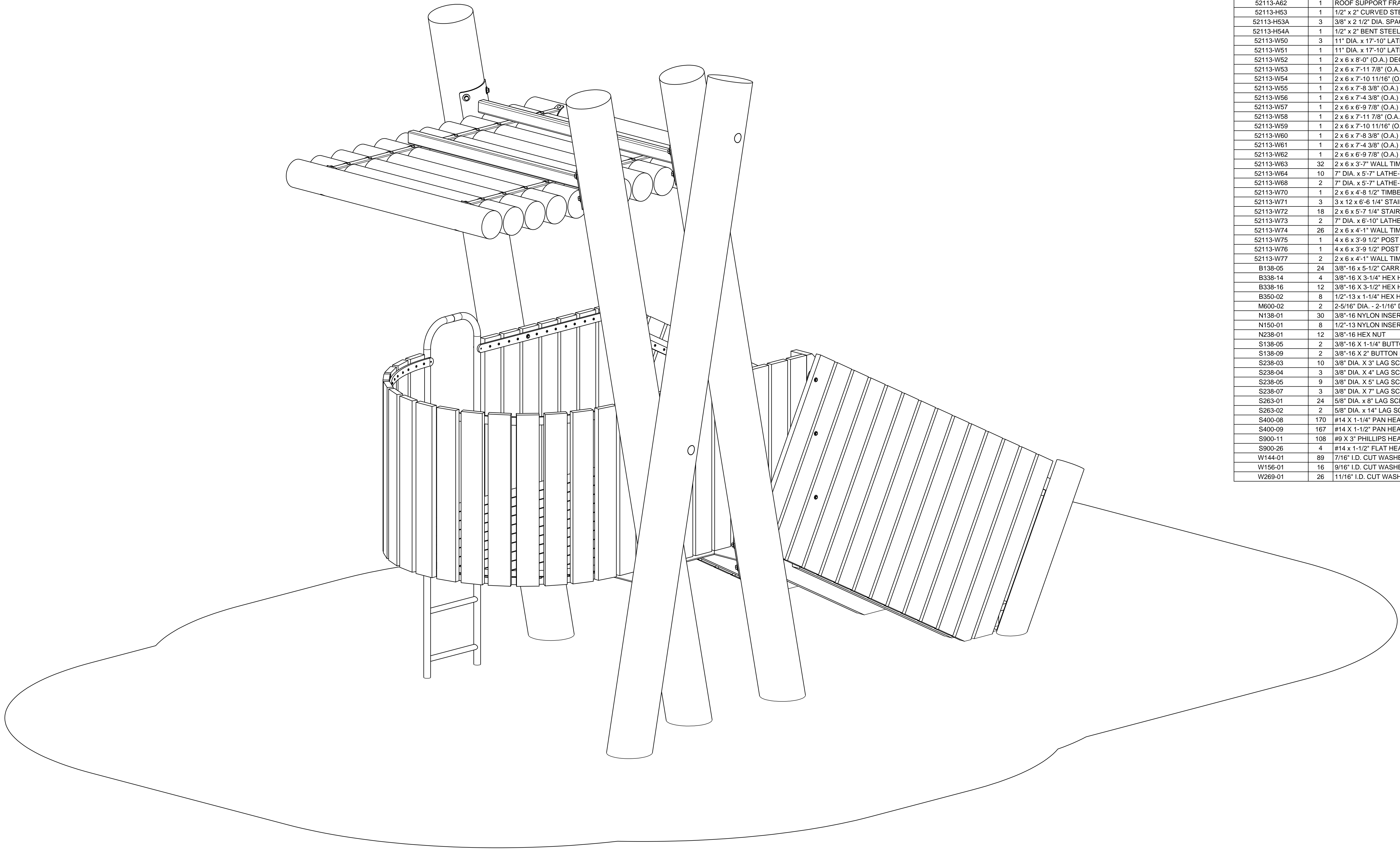
1300 S.W. Sixth Avenue, Suite 310
Portland, Oregon 97201-3464
U.S.A.

Telephone 503/223-1157
Facsimile 503/223-4530

Title:
TIMBERFORM
LOOKOUT PLATFORM STRUCTURE (ITEM 5)
ELEVATION VIEWS

PALLISTER PARK
DETROIT, MI
MIDTOWN DETROIT, INC.

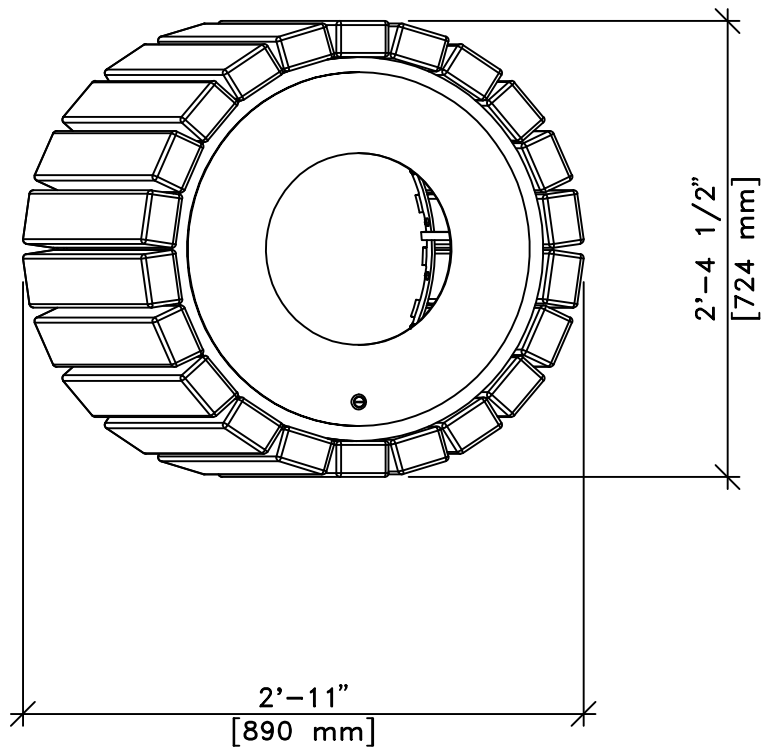
Drawing No.
E-52113-F1



PICTORIAL VIEW
SCALE 1"=1'-0"

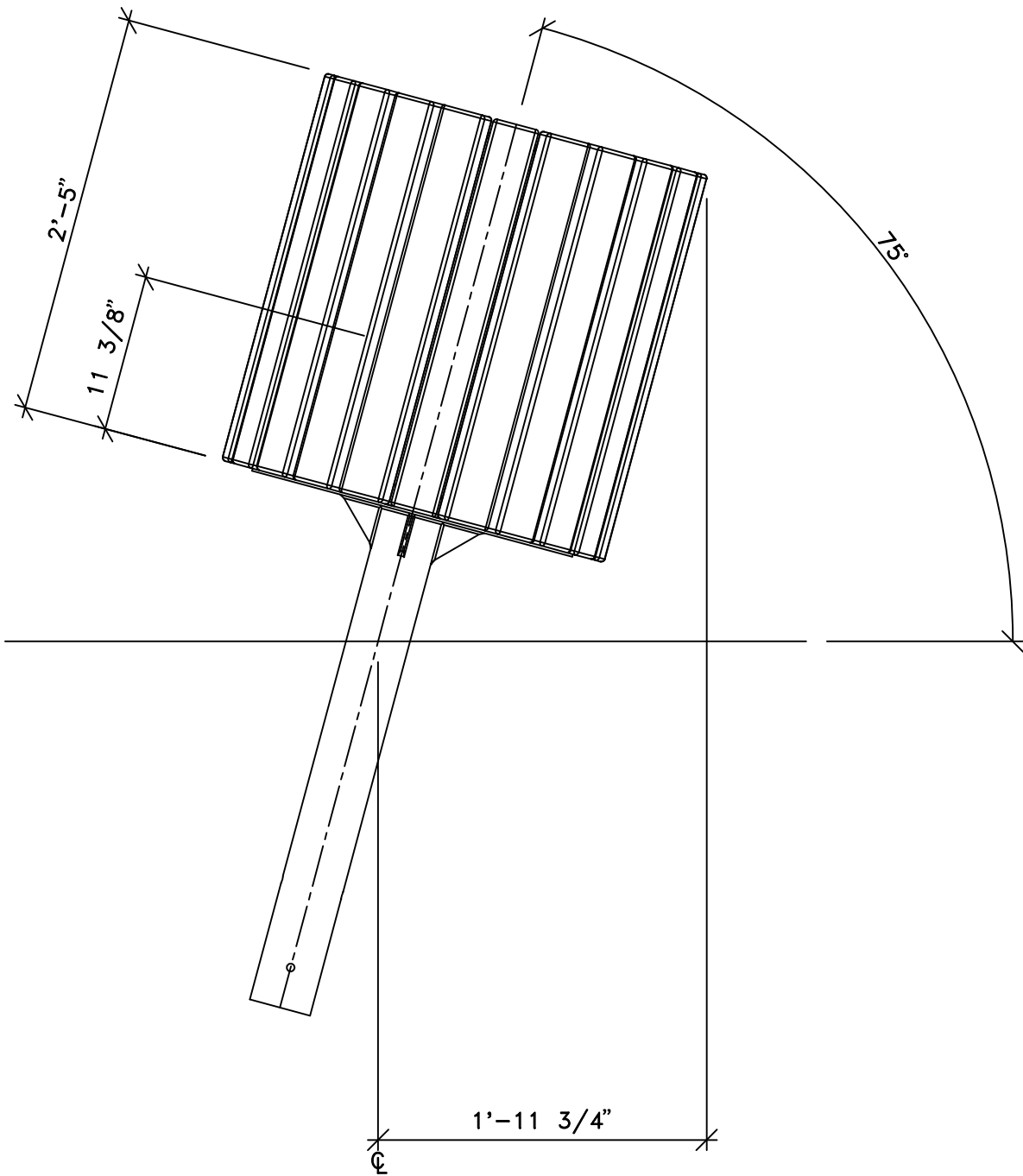
PARTS LIST			
PIECE MARK	QTY	DESCRIPTION	
52113-A50	1	LOOKOUT SUPPORT	
52113-A51	1	LOOKOUT DECK FRAME	
52113-A52	1	LOOKOUT LADDER	
52113-A56	1	STRINGER SUPPORT BRACKET	
52113-A59	1	WALL FRAME RIGHT	
52113-A60	1	WALL FRAME LEFT	
52113-A62	1	ROOF SUPPORT FRAME	
52113-H53	1	1/2" x 2" CURVED STEEL BAR	
52113-H53A	3	3/8" x 2 1/2" DIA. SPACER	
52113-H54A	1	1/2" x 2" BENT STEEL BAR	
52113-W50	3	1 1/4" DIA. x 17'-10" LATHE-TURNED POST	
52113-W51	1	1 1/4" DIA. x 17'-10" LATHE-TURNED POST	
52113-W52	1	2 x 6 x 8'-0" (O.A.) DECK TIMBER	
52113-W53	1	2 x 6 x 7'-11 7/8" (O.A.) DECK TIMBER	
52113-W54	1	2 x 6 x 7'-10 11/16" (O.A.) DECK TIMBER	
52113-W55	1	2 x 6 x 7'-8 3/8" (O.A.) DECK TIMBER	
52113-W56	1	2 x 6 x 7'-4 3/8" (O.A.) DECK TIMBER	
52113-W57	1	2 x 6 x 6'-9 7/8" (O.A.) DECK TIMBER	
52113-W58	1	2 x 6 x 7'-11 7/8" (O.A.) DECK TIMBER	
52113-W59	1	2 x 6 x 7'-10 11/16" (O.A.) DECK TIMBER	
52113-W60	1	2 x 6 x 7'-8 3/8" (O.A.) DECK TIMBER	
52113-W61	1	2 x 6 x 7'-4 3/8" (O.A.) DECK TIMBER	
52113-W62	1	2 x 6 x 6'-9 7/8" (O.A.) DECK TIMBER	
52113-W63	32	2 x 6 x 3'-7" WALL TIMBER	
52113-W64	10	7" DIA. x 5'-7" LATHE-TURNED ROOF LOG	
52113-W68	2	7" DIA. x 5'-7" LATHE-TURNED ROOF LOG	
52113-W70	1	2 x 6 x 4'-8 1/2" TIMBER	
52113-W71	3	3 x 12 x 6'-6 1/4" STAIR STRINGER	
52113-W72	18	2 x 6 x 5'-7 1/4" STAIR TREAD	
52113-W73	2	7" DIA. x 6'-10" LATHE-TURNED POST	
52113-W74	26	2 x 6 x 4'-1" WALL TIMBER	
52113-W75	1	4 x 6 x 3'-9 1/2" POST	
52113-W76	1	4 x 6 x 3'-9 1/2" POST	
52113-W77	2	2 x 6 x 4'-1" WALL TIMBER	
B138-05	24	3/8"-16 x 5-1/2" CARRIAGE BOLT	
B338-14	4	3/8"-16 X 3-1/4" HEX HEAD MACHINE BOLT	
B338-16	12	3/8"-16 X 3-1/2" HEX HEAD MACHINE BOLT	
B350-02	8	1/2"-13 x 1-1/4" HEX HEAD MACHINE BOLT	
M600-02	2	2-5/16" DIA. - 2-1/16" DIA. X 7/8" THICK WOOD PLUG	
N138-01	30	3/8"-16 NYLON INSERT LOCK NUT	
N150-01	8	1/2"-13 NYLON INSERT LOCK NUT	
N238-01	12	3/8"-16 HEX NUT	
S138-05	2	3/8"-16 X 1-1/4" BUTTON HEAD HEX SOCKET CAP SCREW	
S138-09	2	3/8"-16 X 2" BUTTON HEAD HEX SOCKET CAP SCREW	
S238-03	10	3/8" DIA. X 3" LAG SCREW	
S238-04	3	3/8" DIA. X 4" LAG SCREW	
S238-05	9	3/8" DIA. X 5" LAG SCREW	
S238-07	3	3/8" DIA. X 7" LAG SCREW	
S263-01	24	5/8" DIA. x 8" LAG SCREW	
S263-02	2	5/8" DIA. x 14" LAG SCREW	
S400-08	170	#14 X 1-1/4" PAN HEAD SCREW	
S400-09	167	#14 X 1-1/2" PAN HEAD SCREW	
S900-11	108	#9 X 3" PHILLIPS HEAD DECK SCREW	
S900-26	4	#14 x 1-1/2" FLAT HEAD SCREW	
W144-01	89	7/16" I.D. CUT WASHER	
W156-01	16	9/16" I.D. CUT WASHER	
W269-01	26	1 1/16" I.D. CUT WASHER	

PARTS LIST		
PIECE MARK	QTY.	DESCRIPTION
2084-W01	22	3 x 4 x 2'-5" SLAT
52113-A01	1	LITTER RECEPTACLE FRAME WELDMENT
2000-A06	1	FLAT TOP WITH KEYED LOCK ASSEMBLY
S400-10	44	#14 X 2" PAN HEAD SCREW



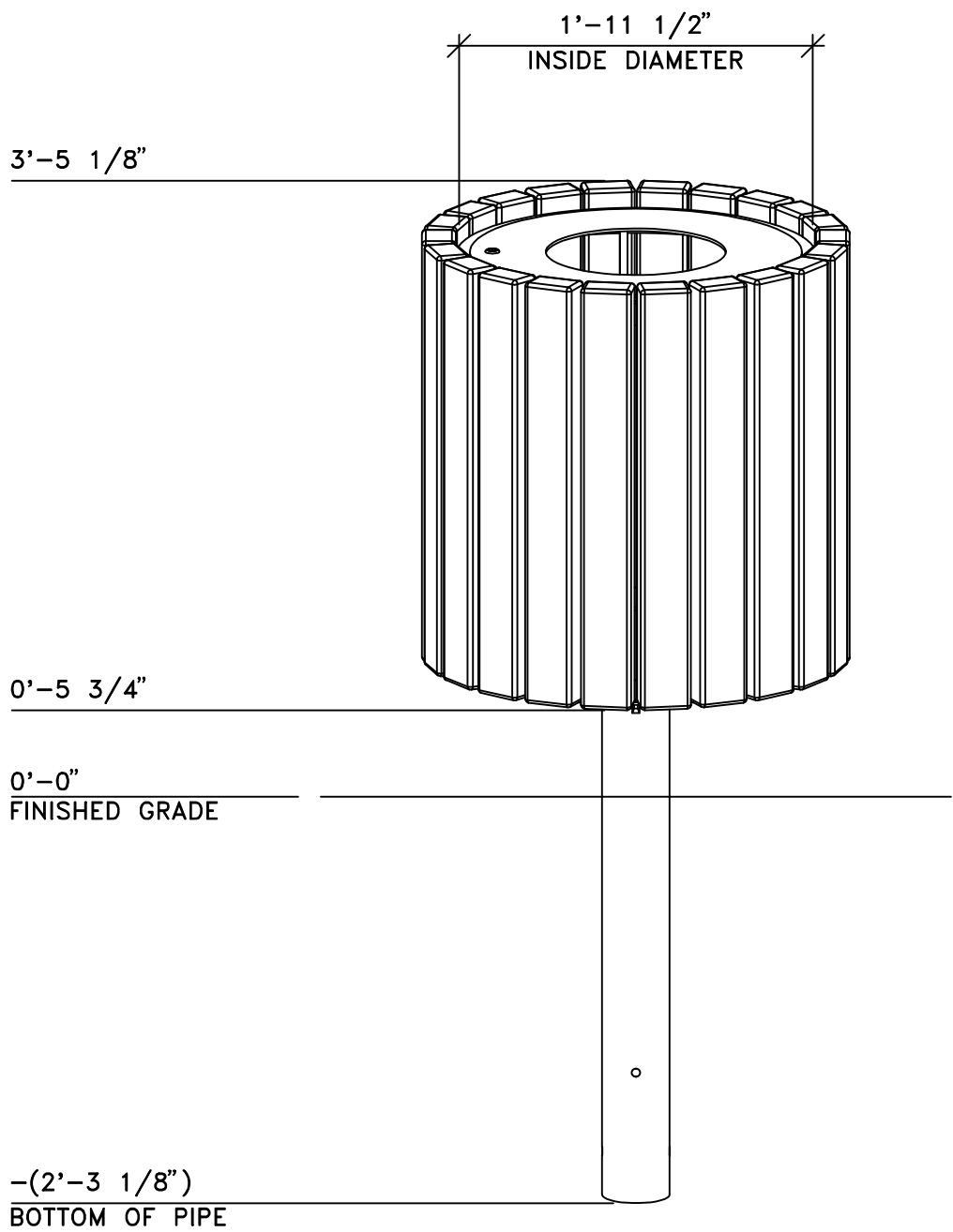
TOP VIEW

SCALE: 1"=1'-0"



FRONT VIEW

SCALE: 1"=1'-0"



RIGHT VIEW

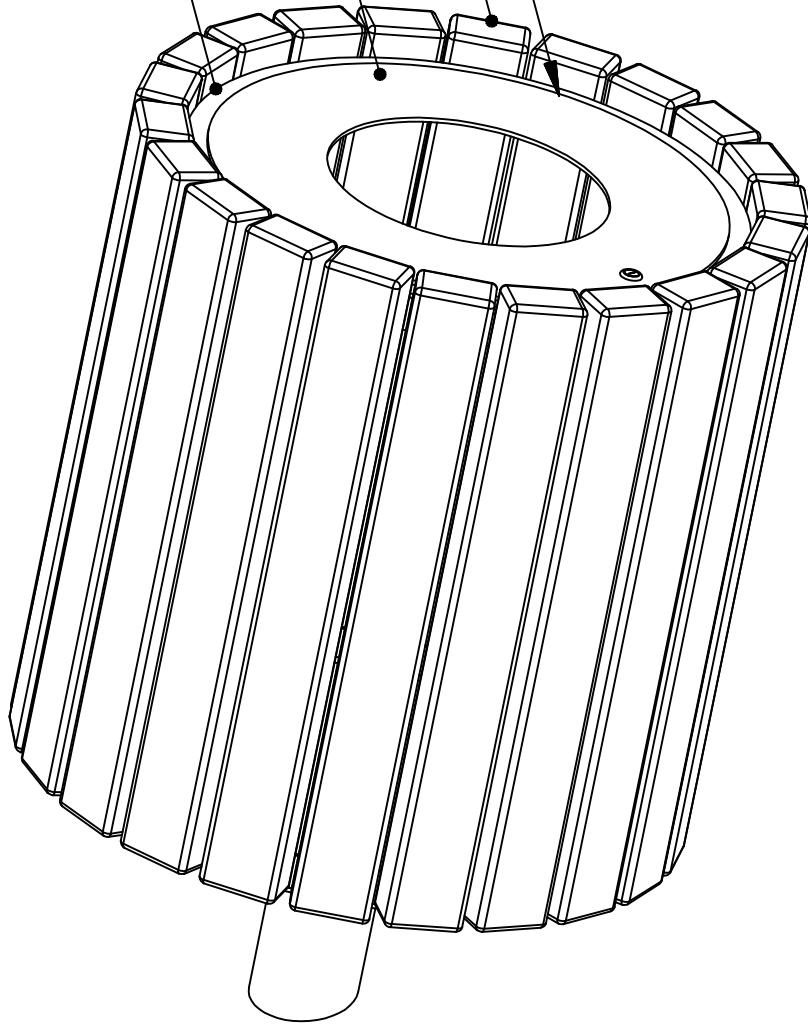
SCALE: 1"=1'-0"

22 SLAT TO FRAME
2 #14 x 2"
PAN HEAD SCREW
(FIELD DRILL PILOT
HOLES IN SLATS
13/64" DIAMETER
x 1 3/4" DEEP)

2084-W01

2000-A06

52113-A01



PICTORIAL VIEW

SCALE: NONE

INSTALLATION NOTES:

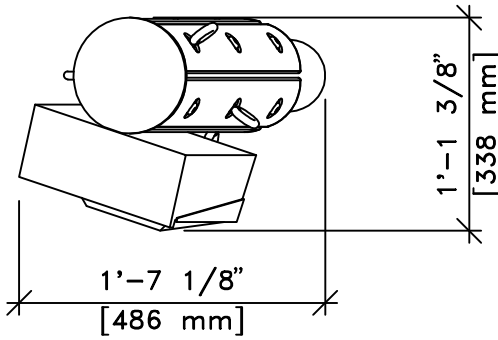
1. EACH SLAT MUST BE POSITIONED SO THAT THE BEST FACE IS EXPOSED WHEN ASSEMBLED.
2. SEE IMPORTANT MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-2000-L03.

Date	Revision	By
02-19-19	PER CUSTOMER	Ian/SK
12-28-18	PER CUSTOMER	Ian/RHL
Scale	Drawn by: Ian	10-05-18
NOTED	Ch'd by: NMS	10-05-18

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®,
TimberForm®-2 and CycLoops® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.
This drawing reveals the copyrighted intellectual
property of Columbia Cascade Company. Not for use
by others without our express, written authorization.

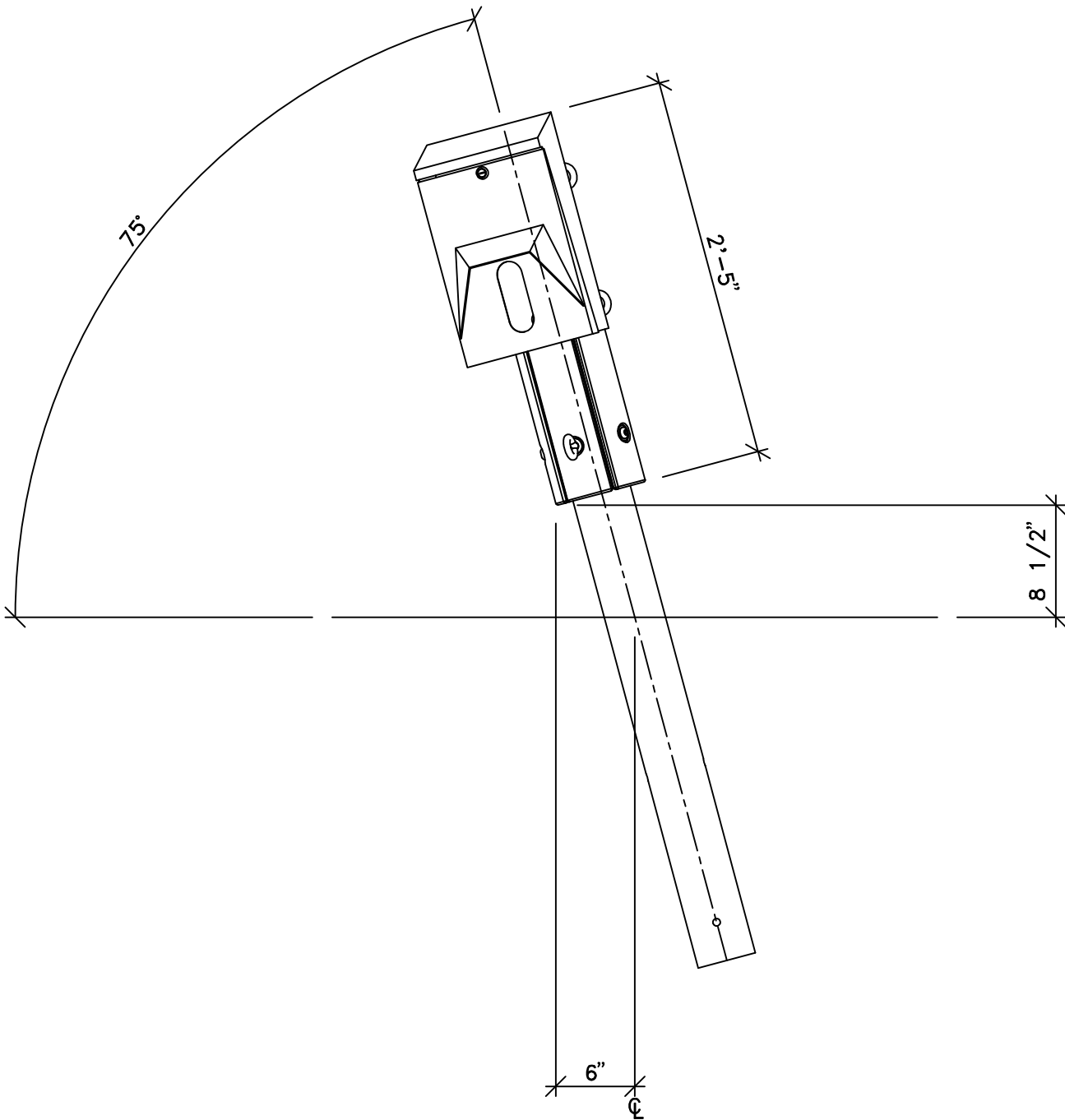
Title:
TIMBERFORM PARKWAY
MODEL NO. 2084-M (ITEM 2)
LITTER RECEPTACLE HOLDER
WITH FLAT TOP
PALLISTER PARK
DETROIT, MI
MIDTOWN DETROIT, INC.
Drawing No.
E-52113-F01

PARTS LIST		
PIECE MARK	QTY.	DESCRIPTION
52113-W03	5	1 1/4" x 3 23/32" x 2'-4" WOOD SURROUND
52113-A02	1	BOLLARD WELDMENT
52113-H02B	1	DOG BAG DISPENSER
B950-01	5	1/2"-13 X 1-3/4" SHOULDER EYE BOLT
S150-05	10	1/2"-13 X 2" BUTTON HEAD HEX SOCKET CAP SCREW
W156-01	17	9/16" I.D. CUT WASHER



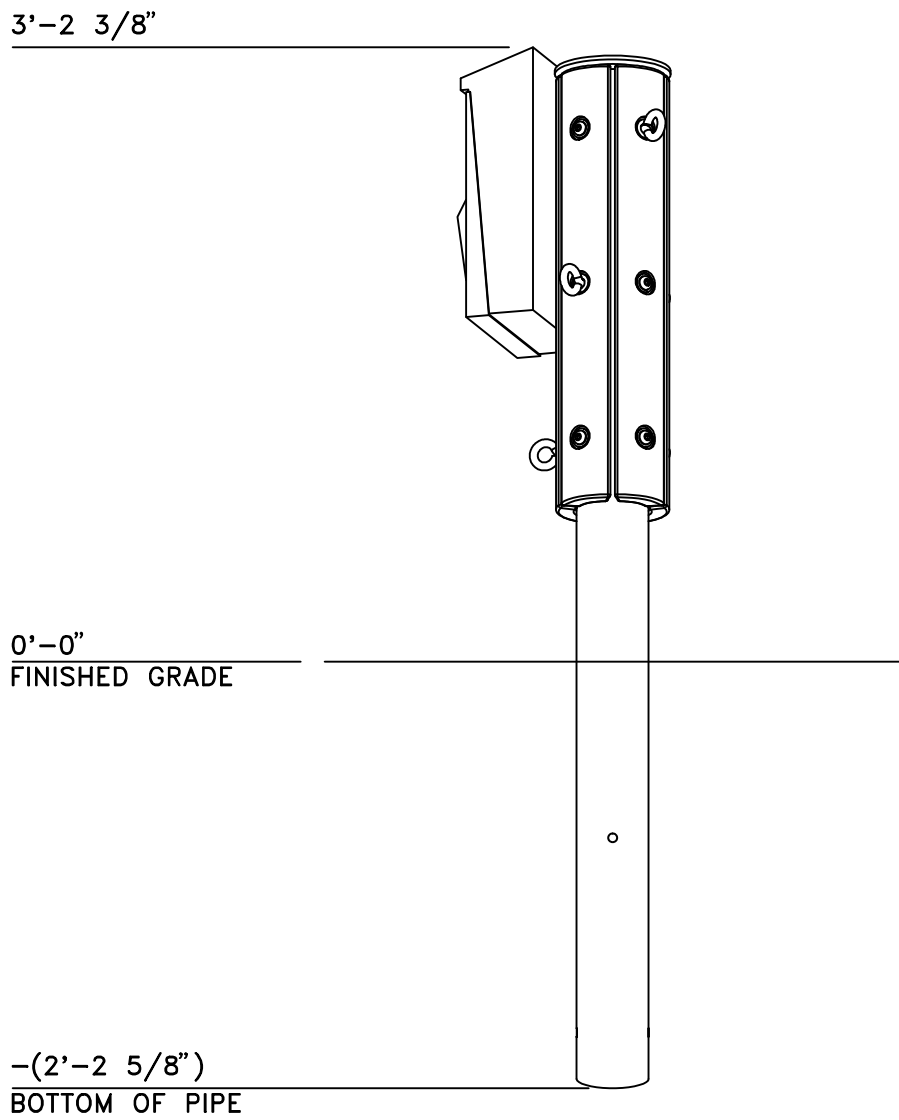
TOP VIEW

SCALE: 1"=1'-0"



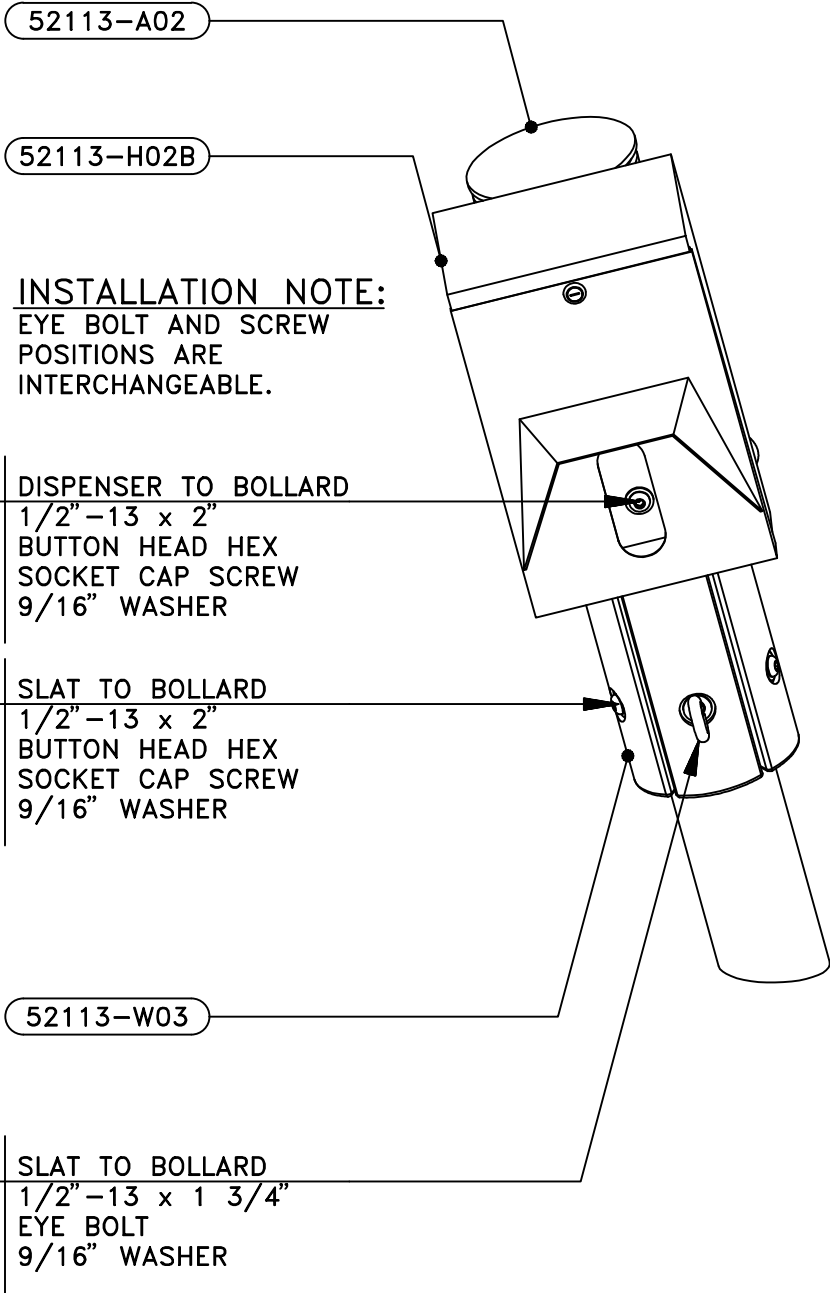
FRONT VIEW

SCALE: 1"=1'-0"



RIGHT VIEW

SCALE: 1"=1'-0"



INSTALLATION NOTE:
EYE BOLT AND SCREW
POSITIONS ARE
INTERCHANGEABLE.


- 1 DISPENSER TO BOLLARD
- 2 1/2"-13 x 2" BUTTON HEAD HEX SOCKET CAP SCREW
- 4 9/16" WASHER
- 8 SLAT TO BOLLARD
- 1 1/2"-13 x 2" BUTTON HEAD HEX SOCKET CAP SCREW
- 1 9/16" WASHER
- 5 SLAT TO BOLLARD
- 1 1/2"-13 x 1 3/4" EYE BOLT
- 1 9/16" WASHER

PICTORIAL VIEW

SCALE: NONE

NOTE: SEE IMPORTANT MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-2000-L03.

Date	Revision	By
02-19-19	PER CUSTOMER	Ian/SK
12-28-18	PER CUSTOMER	Ian/RHL
Scale	Drawn by: Ian	10-05-18
NOTED	Ch'd by: NMS	10-05-18

**COLUMBIA CASCADE COMPANY**
Makers of TimberForm®, PipeLine®, RePlay®
TimberForm® -2 and CycLoops® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.
This drawing reveals the copyrighted intellectual
property of Columbia Cascade Company. Not for use
by others without our express, written authorization.

Title: TIMBERFORM METAL BOLLARDS MODEL NO. 2192-M (ITEM 3) METAL BOLLARD WITH SURROUND WITH 5 EYE BOLTS PALLISTER PARK DETROIT, MI MIDTOWN DETROIT, INC.	
Drawing No. E-52113-F01	Sheet 2 of 5

TOP VIEW WITH USE ZONE
SCALE: 1/4"=1'-0"

PARTS LIST			
PIECE MARK	QTY.	DESCRIPTION	
52113-W04	1	11" DIAMETER	x 12'-10" LATHE-TURNED LOG
52113-W05	1	11" DIAMETER	x 9'-10" LATHE-TURNED LOG
52113-W06	1	11" DIAMETER	x 6'-10" LATHE-TURNED LOG
52113-W07	1	11" DIAMETER	x 6'-10" LATHE-TURNED LOG
52113-W08	1	11" DIAMETER	x 5'-10" LATHE-TURNED LOG
52113-W09	1	11" DIAMETER	x 5'-10" LATHE-TURNED LOG
52113-W10	1	11" DIAMETER	x 5'-11" LATHE-TURNED LOG
52113-W11	1	11" DIAMETER	x 4'-11" LATHE-TURNED LOG
52113-W12	1	11" DIAMETER	x 4'-10" LATHE-TURNED LOG
52113-W13	2	11" DIAMETER	x 3'-11" LATHE-TURNED LOG
52113-W14	1	11" DIAMETER	x 3'-10" LATHE-TURNED LOG
4500-A32	4	LOG BRACKET ASSEMBLY	
4500-A34	5	BRACKET ASSEMBLY	
4500-A35	5	POST ASSEMBLY	
B263-04	5	5/8"-11	x 4" CARRIAGE BOLT
B238-08	5	3/8"-16	x 3-1/2" CARRIAGE BOLT
S263-02	7	5/8" DIA.	x 14" LAG SCREW
S250-02	18	1/2" DIA.	x 4" LAG SCREW
W469-01	5	11/16" I.D.	(2" O.D.) x 1/4" PLATE WASHER
W269-01	7	11/16" I.D.	CUT WASHER
W363-01	5	5/8" I.D.	SPLIT LOCK WASHER
W256-01	18	9/16" I.D.	CUT WASHER
W144-01	5	7/16" I.D.	CUT WASHER
W338-02	5	3/8" I.D.	SPLIT LOCK WASHER
N263-01	5	5/8"-11	HEX NUT
N238-01	5	3/8"-16	HEX NUT
M600-02	7	2-5/16" DIA.	- 2-1/16" DIA. x 7/8" THICK WOOD PLUG

FOOTING NOTES:

1. USE THE FOOTING LOCATION PLAN TO LOCATE LOG BRACKETS REQUIRING CONCRETE FOOTINGS.
2. ORIENTATION IS PER TOP VIEW. ALL DIMENSIONS ARE TO CENTERLINE OF FOOTING LOCATIONS.
3. MINIMUM FOOTING SIZE CODE:

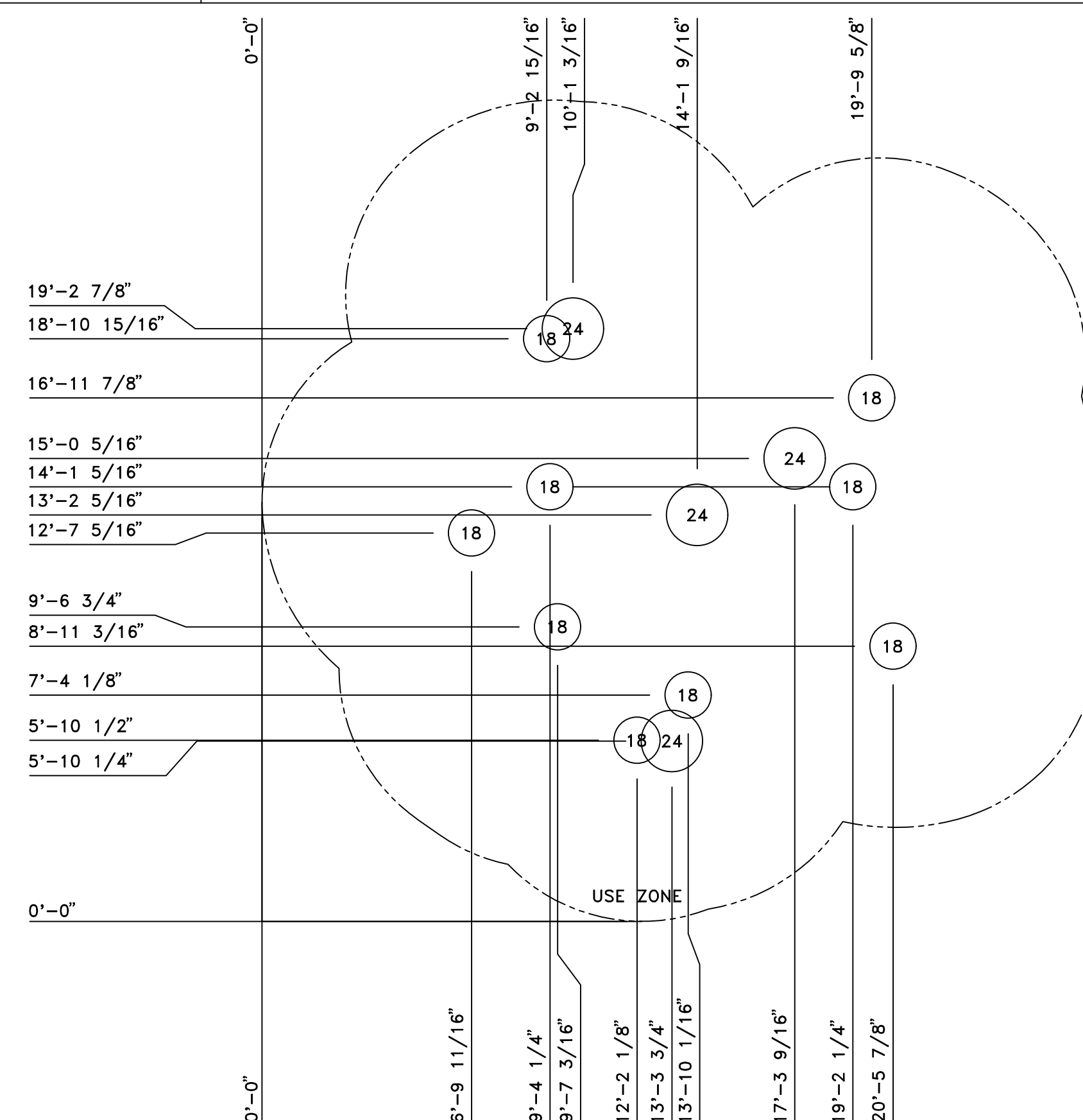
(24) 24" DIAMETER

18 18" DIAMETER

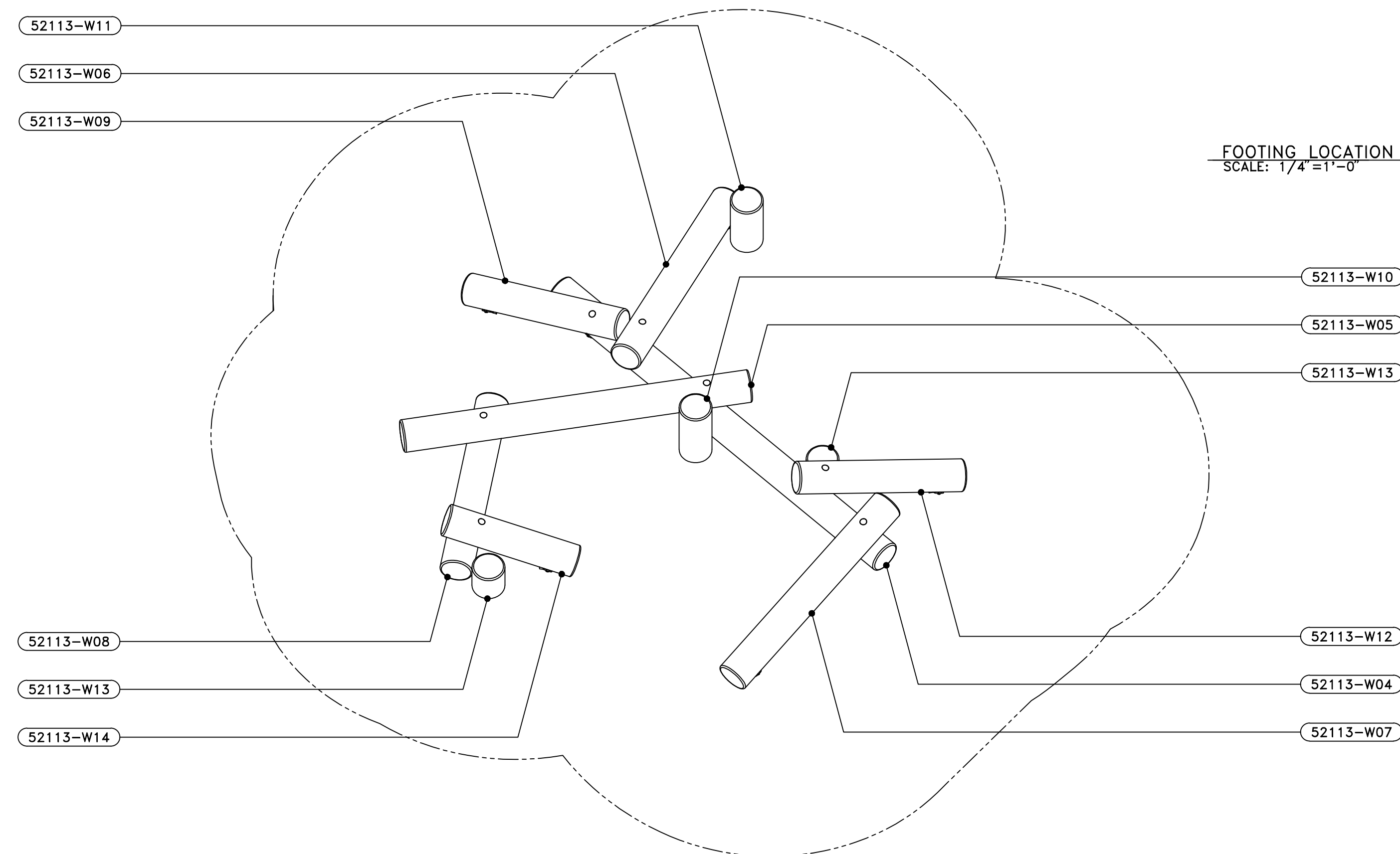
DUE TO LOCAL CONDITIONS,
CONSULT PROJECT ENGINEER FOR
EXACT REQUIREMENTS.

SEE APPROPRIATE VIEWS BELOW TO
DETERMINE MINIMUM DEPTH OF FOOTINGS.

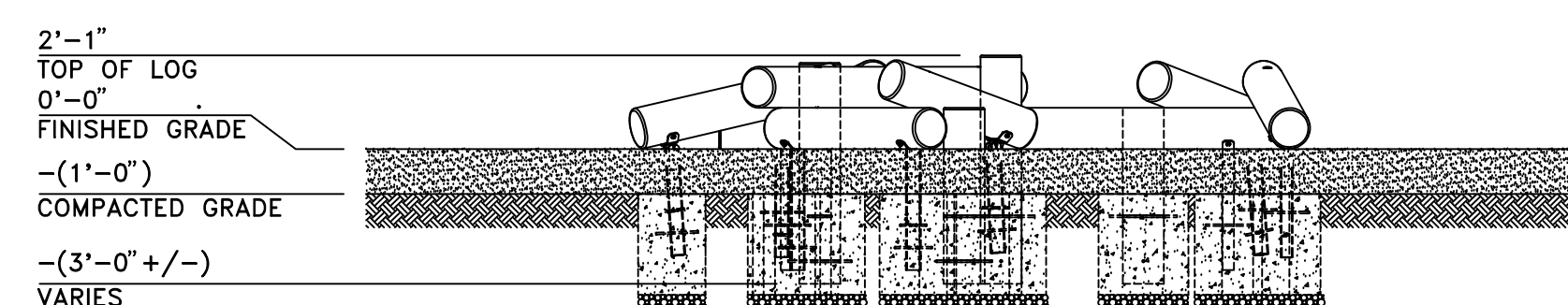
4. CONCRETE AND NO. 4 REBAR BY OTHERS.



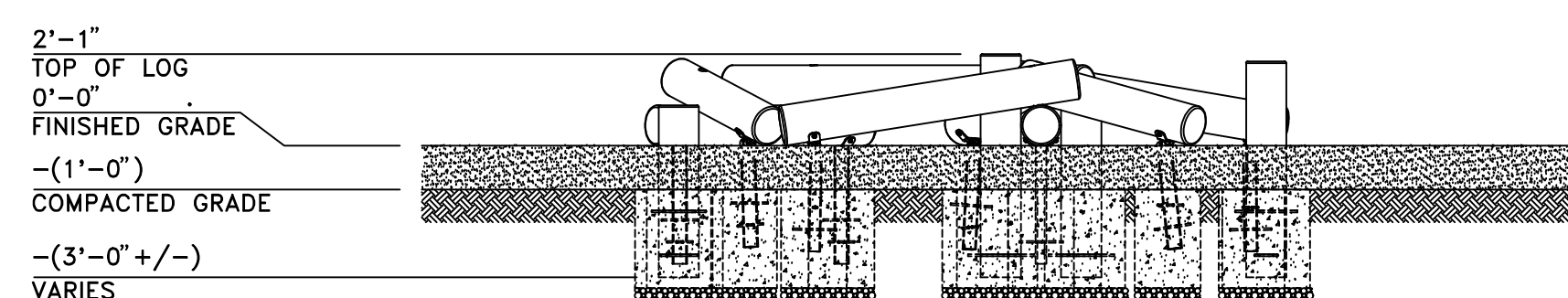
FOOTING LOCATION PLAN WITH USE ZONE
SCALE: 1/4"=1'-0"



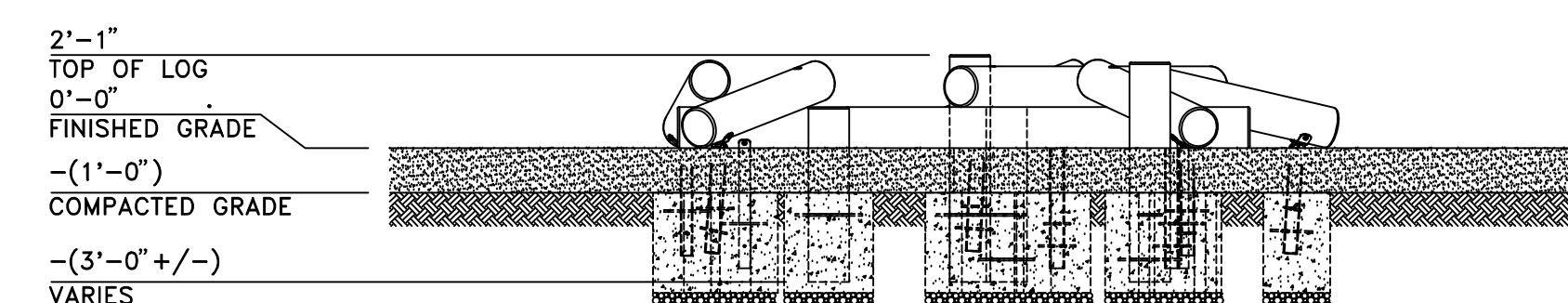
PICTORIAL VIEW
SCALE: NONE



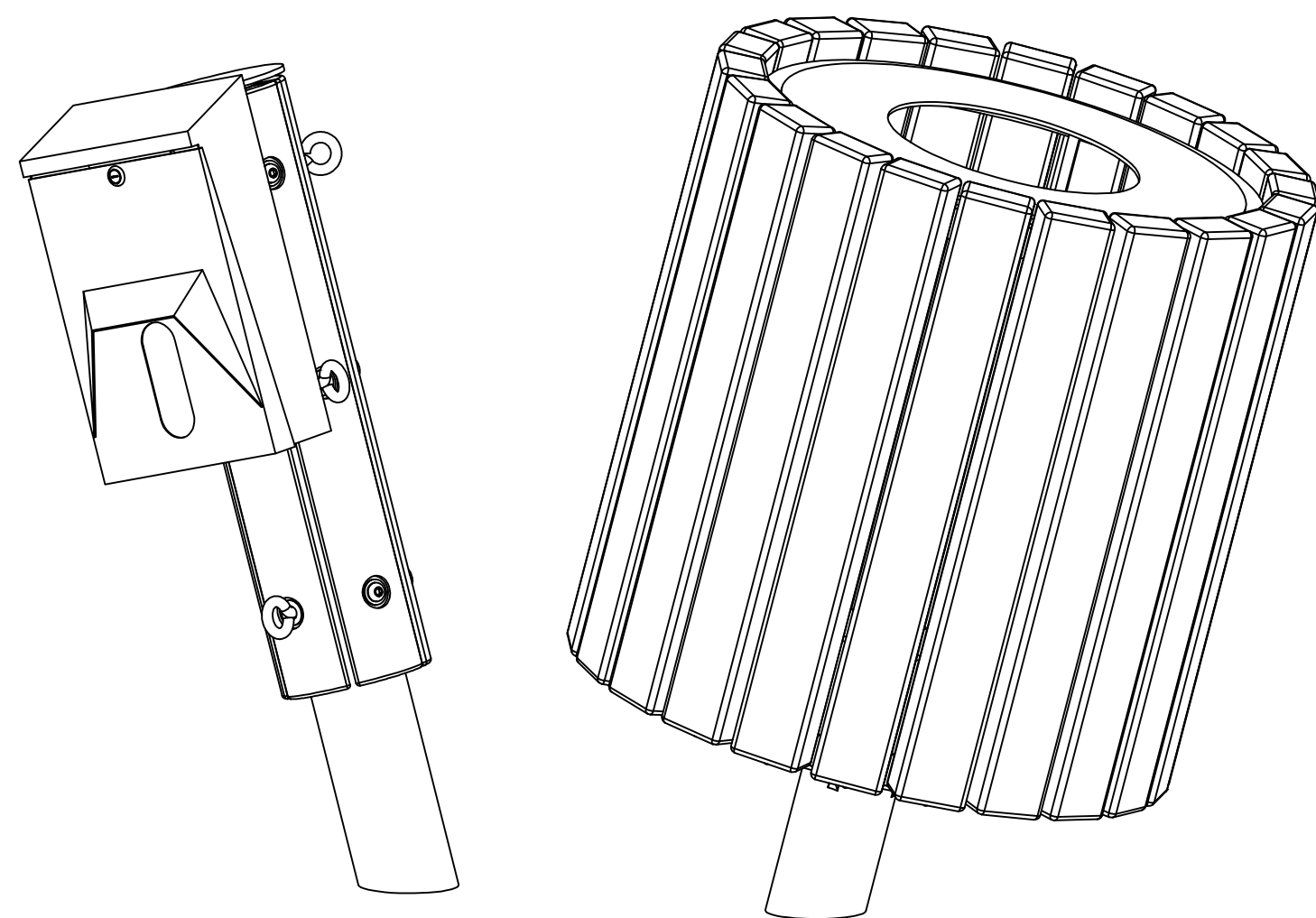
FRONT VIEW
SCALE: 1/4" = 1'-0"



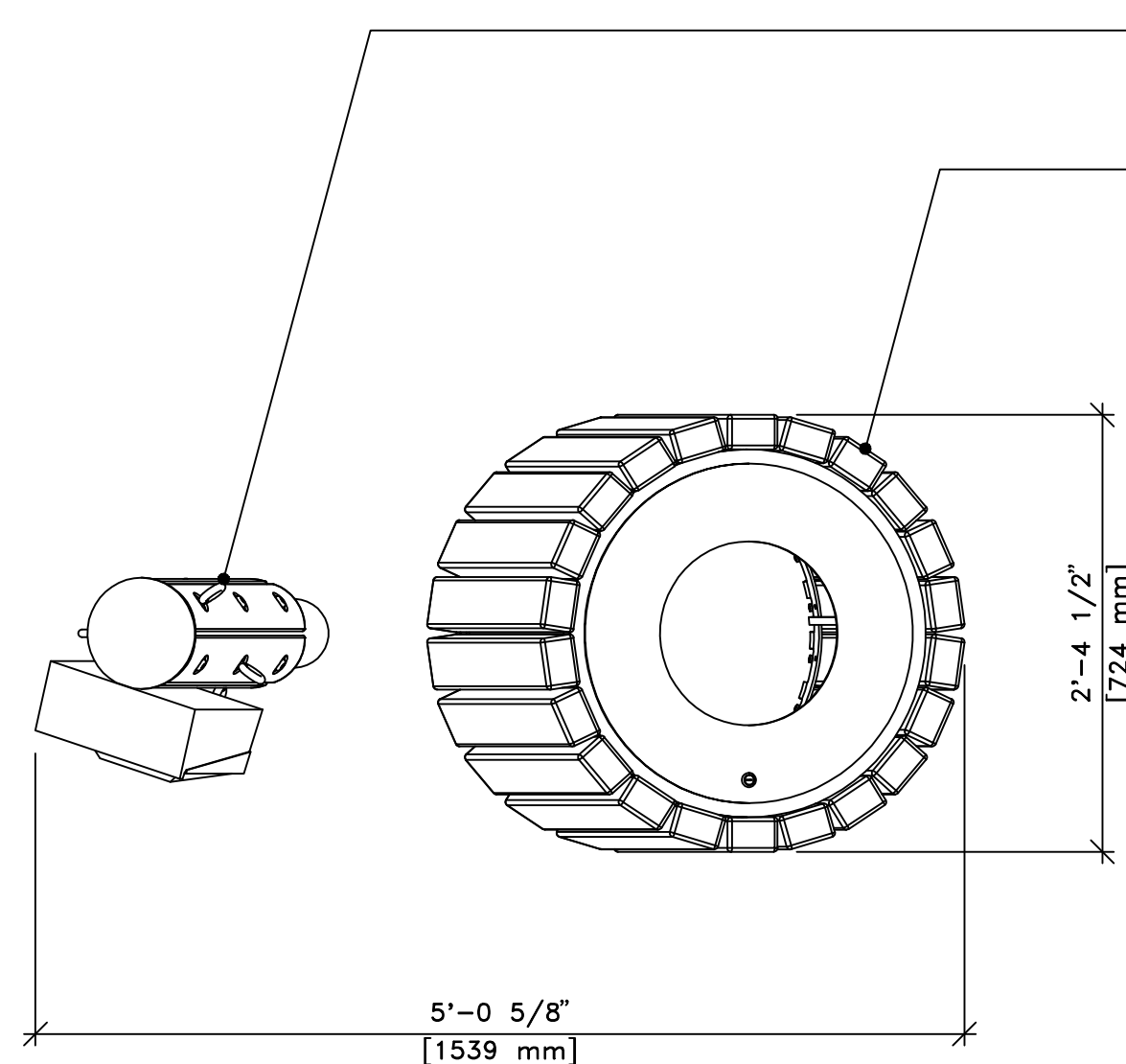
RIGHT VIEW
SCALE: $1/4" = 1'-0"$



BACK VIEW
SCALE: 1/4"=1'-0"



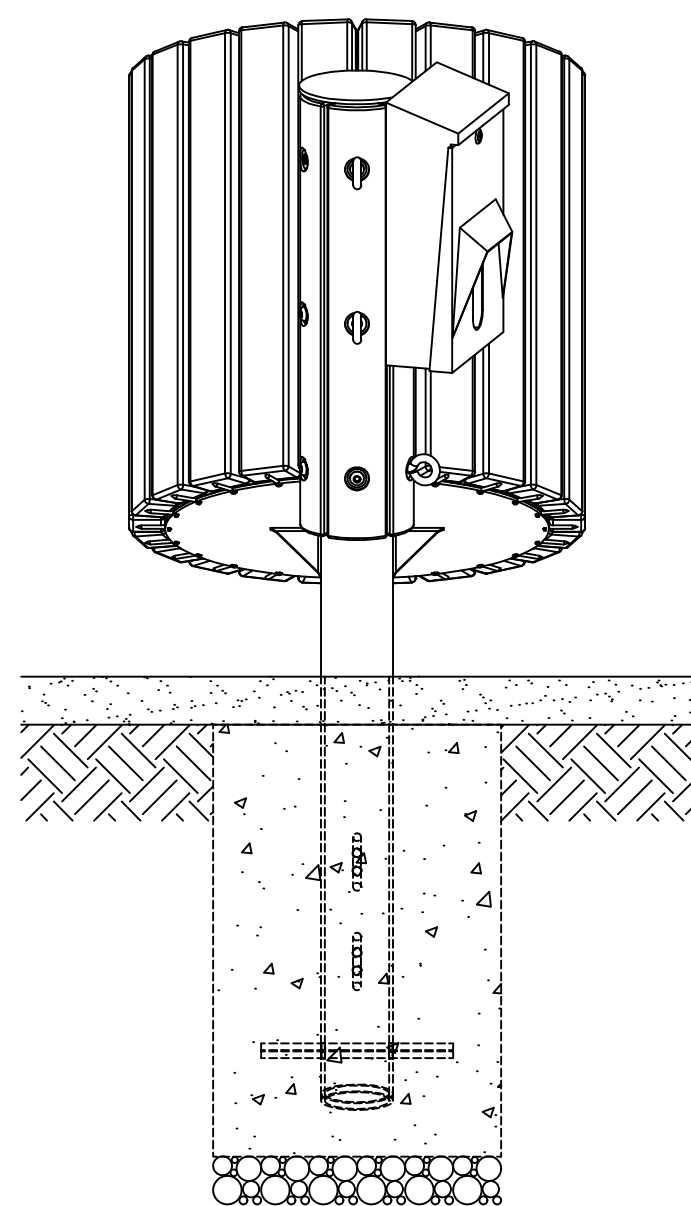
PICTORIAL VIEW
SCALE: 1 1/2"=1'-0"



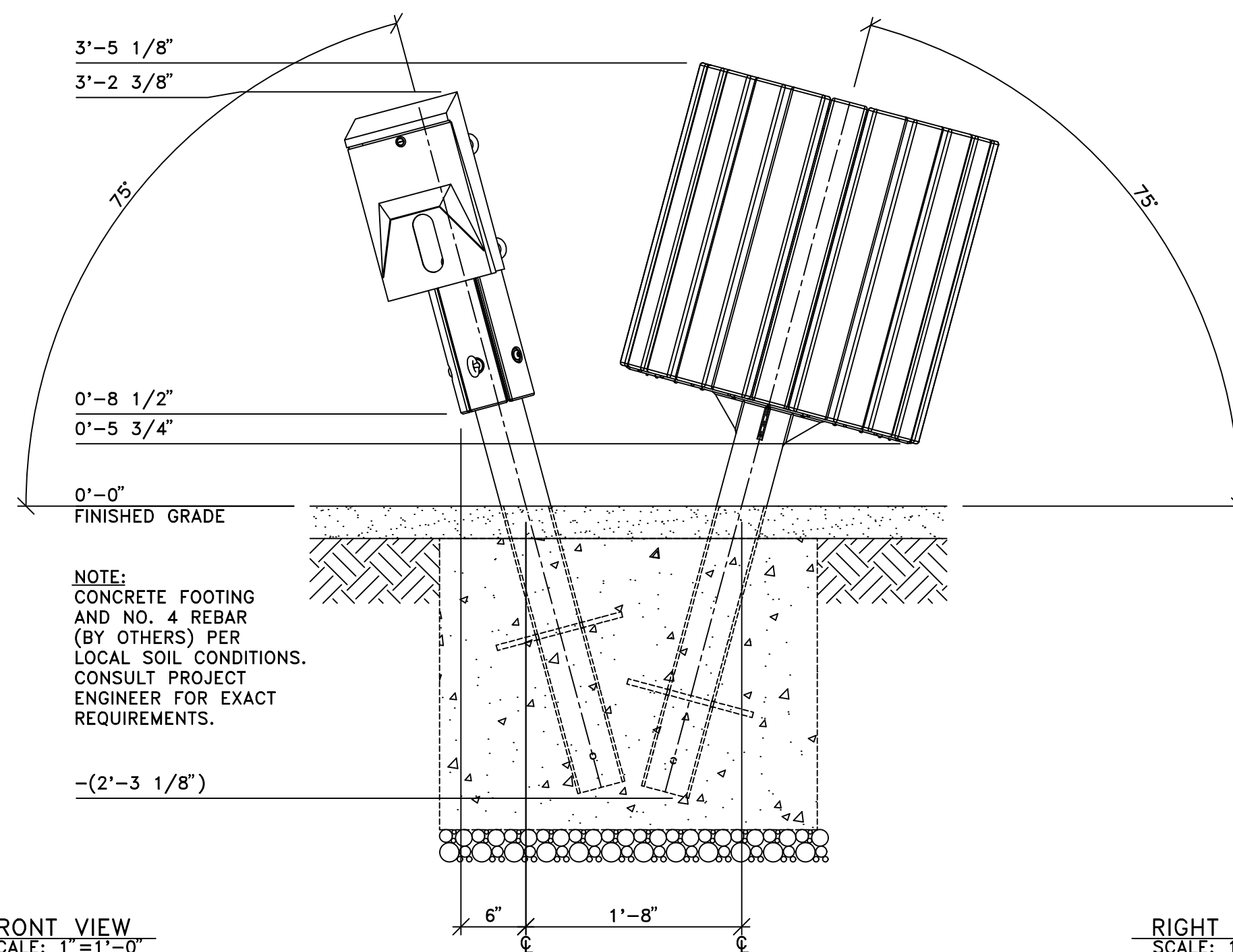
MODEL NO. 2192-M (ITEM 3)
SEE DRAWING E-52113-F SHEET 2
FOR INSTALLATION AND ASSEMBLY DETAILS.
(EXACT LOCATION BY OWNER)

MODEL NO. 2084-M (ITEM 2)
SEE DRAWING E-52113-F SHEET 1
FOR INSTALLATION AND ASSEMBLY DETAILS.
(EXACT LOCATION BY OWNER)

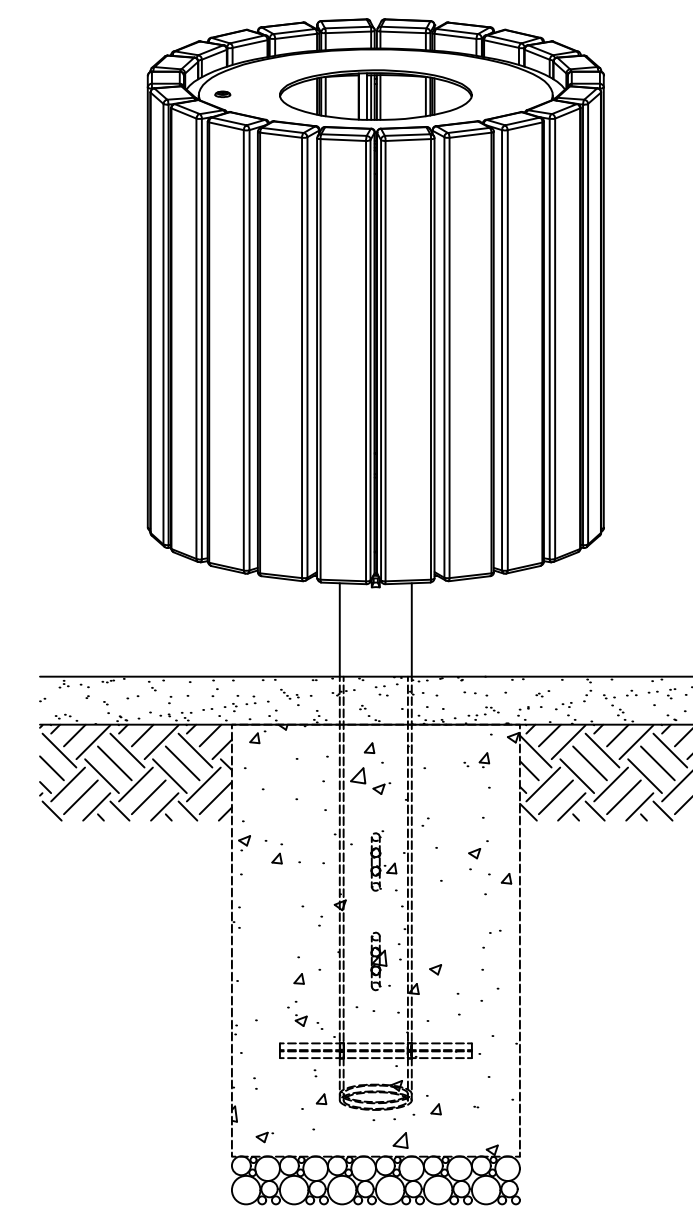
TOP VIEW
SCALE: 1"=1'-0"



LEFT VIEW
SCALE: 1"=1'-0"



FRONT VIEW
SCALE: 1"=1'-0"



RIGHT VIEW
SCALE: 1"=1'-0"

NOTE: SEE IMPORTANT MAINTENANCE INSTRUCTIONS ON DRAWING NO. E-2000-L03.

Date	Revision	By
△		
△		
△		
△	02-19-19 PER CUSTOMER	Ian/SK
Scale	Drawn by: Ian	12-28-18
NOTED	Ch'd by: RHL	12-28-18

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®,
TimberForm®-2 and CycLoops® Products.
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.

This drawing reveals the copyrighted intellectual
property of Columbia Cascade Company. Not for use
by others without our express, written authorization.

Title:
TIMBERFORM SITE FURNISHINGS
MODEL NO. 2084-M & 2192-M (ITEMS 2 & 3)
LITTER RECEPTACLE HOLDER/METAL BOLLARD
WITH SURROUND WITH 5 EYE BOLTS
PALLISTER PARK
DETROIT, MI
MIDTOWN DETROIT, INC.

Drawing No.
E52113-F
Sheet
5 of 5

AGENDA



Proposed play equipment aesthetic, actual may vary - applicant photo

AGENDA



Proposed play equipment aesthetic, actual may vary - applicant photo